

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 5

PREPARED BY:

MAURY HOLMES

728
V. 5

729
V. 5

730
V. 5

751
V. 7

754
V. 7

DUFFRELL

ELLIS

EDDY

TURK

GOLDEN GATE

WARREN

BOURBIN

STEINER

PIERCE

SCOTT

STEINER

731
V.5

726
V.4

707
V.4

FILLMORE

EDDY

749
V.7

732
V.6

ELLIS

725
V.4

708
V.4

OFFARPELL

WEBSTER

724
V.2

733
V.6

748
V.6

BUCHANAN

BLOCK 728

BLOCK 728

	NAME	LAND	IMPS	TOTAL
-1,-2,-31	Helen Doscher	\$ 33,000	\$ 10,000	\$ 43,000
-3	G.V. McKeever	10,000	9,500	19,500
-4	Benj. Smith et ux	10,000	2,500	12,500
-5	Wm. W. Scott et ux	17,000	33,000	50,000
-5A	Thomas F. Loftus	24,500	-	24,500
-6	John Ferreira	27,500	11,000	38,500
-7	Emily Phillpotts	12,000	500	12,500
-8	M. Silverstein et al	12,000	7,500	19,500
-9	City Title Ins. Co.	17,000	2,000	19,000
-10	Est. of Jeanne Berde	15,500	13,500	29,000
-10A	Vincent A. Morris	15,500	13,500	29,000
-11	Ellis Hale et ux	20,000	-	20,000
-12	Abraham B. Brown	18,500	4,000	22,500
-13	Augustine Cazenare	15,500	3,000	18,500
-14	City Title Ins. Co.	27,500	5,500	33,000
-15	Sarah D. McNeill	15,500	7,000	22,500
-15A	Gerturde Kelley et al	23,000	3,500	26,500
-16	John F. Curry et ux	10,500	12,000	22,500
-17	Josephine Singer et al	10,500	10,500	21,000
-18	James H. Jones	19,000	1,000	20,000
-19	Churoe Perryman et ux	14,000	-	14,000
-20	Del-Camp Inv. Inc.	15,500	3,500	19,000
-21	G.V. McKeever	21,500	7,500	29,000
-22	U.J. Armstrong et ux	6,500	5,500	12,000
-23	Willie Cotton	11,000	4,000	15,000
-24	Willbell Co.	13,000	-	13,000
-25	A.M. Hardy et ux	13,000	9,500	22,500
-26,-27,- -28	Myrtle M. Pastene	41,500	18,500	60,000
-29,-30	Veronica Cassasa	<u>26,500</u>	<u>16,500</u>	<u>43,000</u>
		\$516,500	\$214,500	\$731,000





APPRAISAL

25-1

OWNER: Helen Doscher
 PROPERTY ADDRESS: 1347-49 Pierce (1)
 1343-45 Pierce (2)
 OWNER'S ADDRESS: 1905-07 O'Farrell (31)
 Unknown
 ZONING: R-4 PRESENT USE: Flats/S.F.

PARCEL NO. 728-1, -2, -31
 DATE ACQ: 7-23-41
 IRS:
 CONSID: N.S.
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,980.00
 Imps. 2,900.00
 \$ 6,880.00

TAXES: \$ 571.72

LAND: DIMENSION 25 x 87.5 (1)
 25 x 87.5 (2) = 6,875
 25 x 100 (31)

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65

(1) 2 st. fr. str. with 5 rm. on 1st flr. & 6 rm. on 2nd flr.
 1 st. fr. single fam. dwelling with full bsmt., gar., & 4 rms.
 (2) 2 st. fr. str. with 5 rms. on 1st flr. and 6 rms. on 2nd flr.
 (31) 2 st. fr. str. with 3 rms. on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.80	\$	33,000
Improvements (1)	2,657 s.f. @ \$1.50	\$3,986	
	646 s.f. @ 1.00	646	
(2)	2,234 s.f. @ 1.50	3,351	
(31)	2,044 s.f. @ 1.50	3,066	

11,049
 44,049

\$44,000

MARKET COMPARISON:

Sales Most Comparable None

6,875 s.f. @ \$ 6.50

\$ 44,688

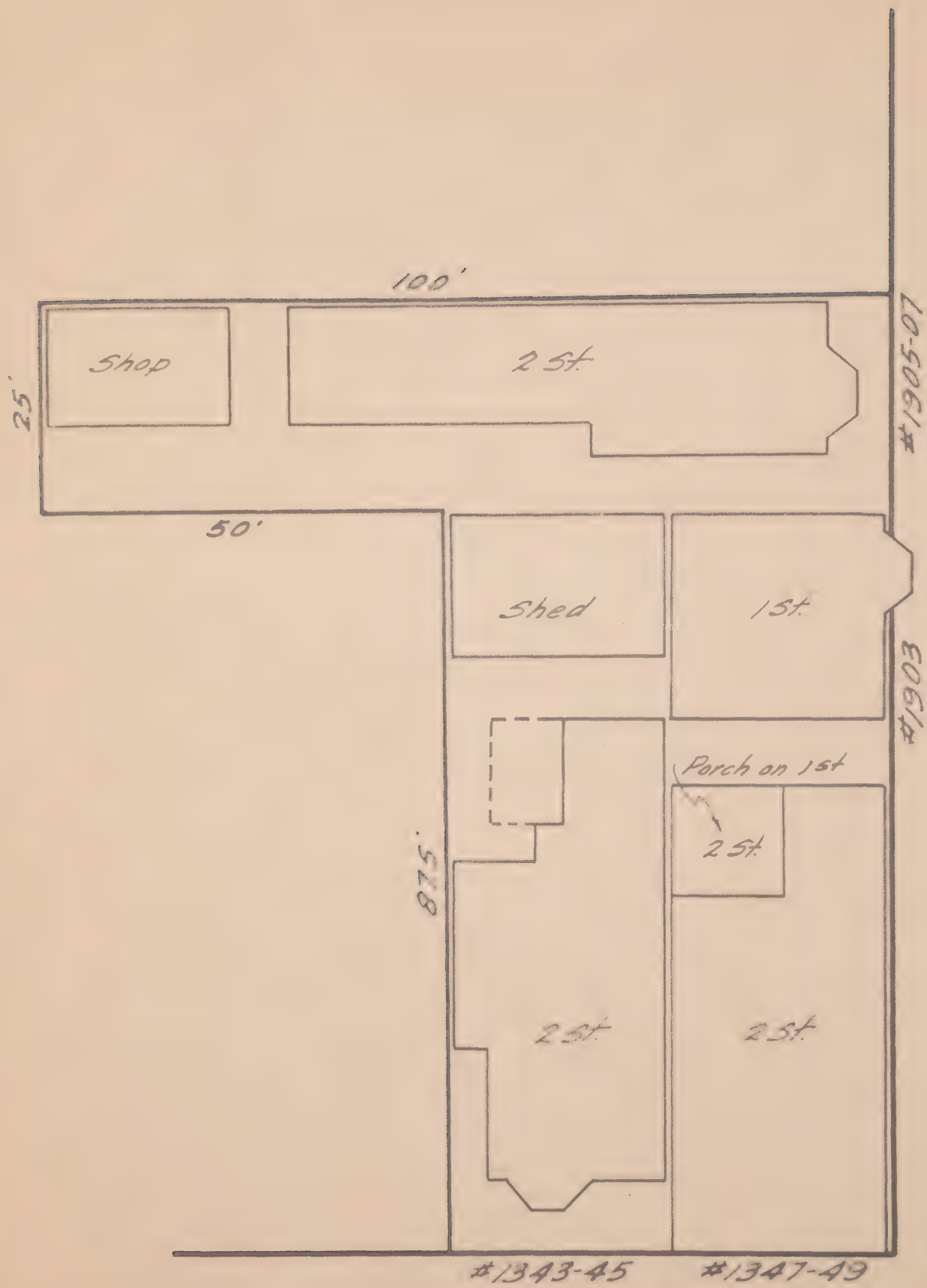
44,700

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly	
		\$	\$	\$	
Pcl. 1					
(1)	5 rms.	Vacant		75	
	6 rms.	Owner		80	
(2)	4 rms.	Vacant		60	
Pcl. 2					
	5 rms.	Vacant		75	
	6 rms.	Vacant		80	
Pcl. 31					
	3 rms.	25		55	
	4 rms.	28		60	
				485 x 85 =	
				41,225	41,200

LAND	\$	33,000
IMPROVEMENTS		10,000

MARKET VALUE OF PROPERTY \$ 43,000





APPRAISAL

OWNER: G. V. McKeever et al
 PROPERTY ADDRESS: 1339-41 Pierce
 OWNER'S ADDRESS: 2122 Market St.
 ZONING: R-4

PARCEL NO. 728-3
 DATE ACQ: 9-28-60
 IRS: \$16.50
 CONSID: \$15,000 Ind.
 BEST USE: Apts.

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,160.00
 Imps. 1,750.00
 \$ 2,910.00

TAXES: \$ 241.82

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

2 st. str. with bsmt. and bsmt. gar., 6 rms. on 1st flr. and
 7 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.57±	\$ 10,000	
Improvements	3,210 s.f. @ 3.00	9,630	
		<u>19,630</u>	\$19,600

MARKET COMPARISON:

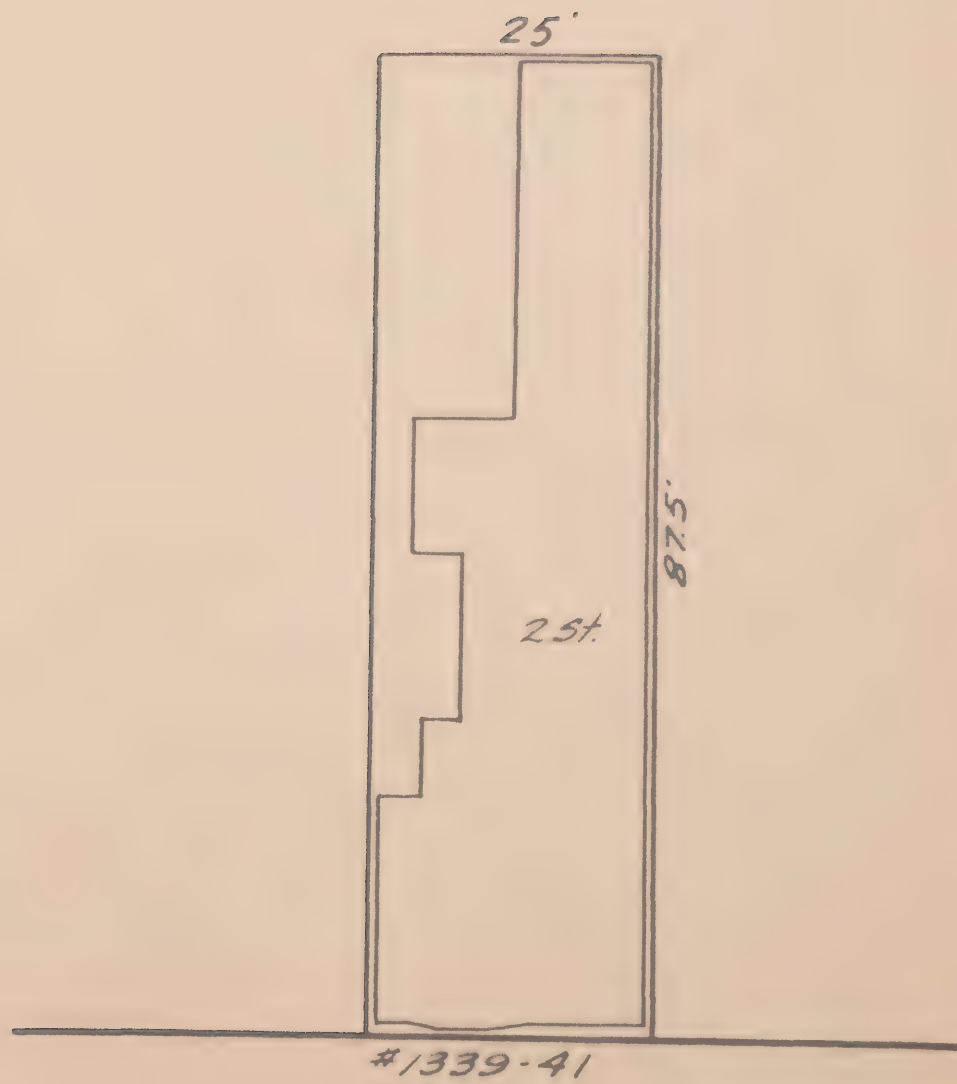
Sales Most Comparable	730-31		
2,188	s.f. @ \$ 8.75	\$ 19,145	19,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	105		95	
7 rms.	100		100	
			<u>195</u>	19,500
			x 100	

LAND	\$ 10,000
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 19,500



PIERCE

STREET



APPRAISAL

25-28

OWNER: Benjamin Smith et ux
PROPERTY ADDRESS: 1335 Pierce

PARCEL NO. 728-4
DATE ACQ: 7-27-59

OWNER'S ADDRESS: 1335 Pierce

IRS: \$11.00
CONSID: \$10,500
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,160.00
Imps. 300.00
\$ 1,460.00

TAXES: \$ 42.38

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. single family dwelling with stg. bsmt., 3 rms. on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.57±	\$ 10,000
Improvements	1,662 s.f. @ 1.50	2,493
		<u>12,493</u>

\$12,500

MARKET COMPARISON:

Sales Most Comparable 677-36
2,188 s.f. @ \$ 5.75

\$ 12,581

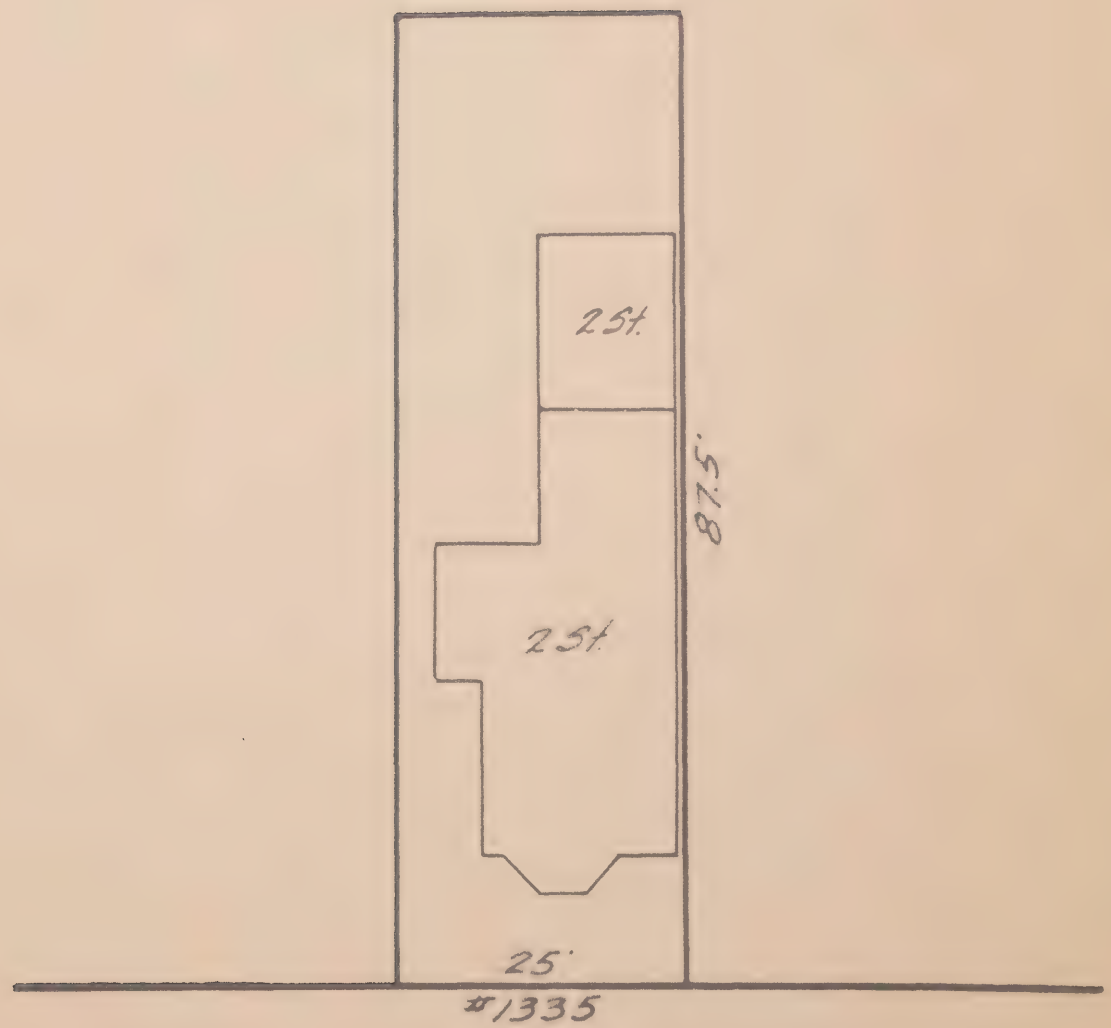
12,600

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 12,500



PIERCE

STREET



APPRAISAL

25-27

OWNER: Wm. W. Scott et ux
PROPERTY ADDRESS: 1329 Pierce

PARCEL NO. 728-5
DATE ACQ: 8-4-59

OWNER'S ADDRESS: 73 Beaver

IRS: \$26.95
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,430.00
 Imps. 9,500.00
 \$ 10,930.00

TAXES: \$ 908.28

LAND: DIMENSION Irregular = 3,794 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±
3 st. fr. stucco bldg. with bsmt. and bsmt. gar., 1-3 rm. apt.
and 1-6 rm. apt. on 1st flr. and 2-3 rm. apt. ea. on 2nd and 3rd
flrs.

SUMMATION APPROACH:

Rounded to

Land	3,794 s.f. @ \$4.48+	\$ 17,000	
Improvements	6,200 s.f. @ 4.50	\$27,900	
Basement	2,448 s.f. @ 2.00	<u>4,896</u>	
		32,796	
		<u>49,796</u>	\$49,800

MARKET COMPARISON:

Sales Most Comparable 783-4; 785-3
3,794 s.f. @ \$ 13.50 \$ 51,219 51,200

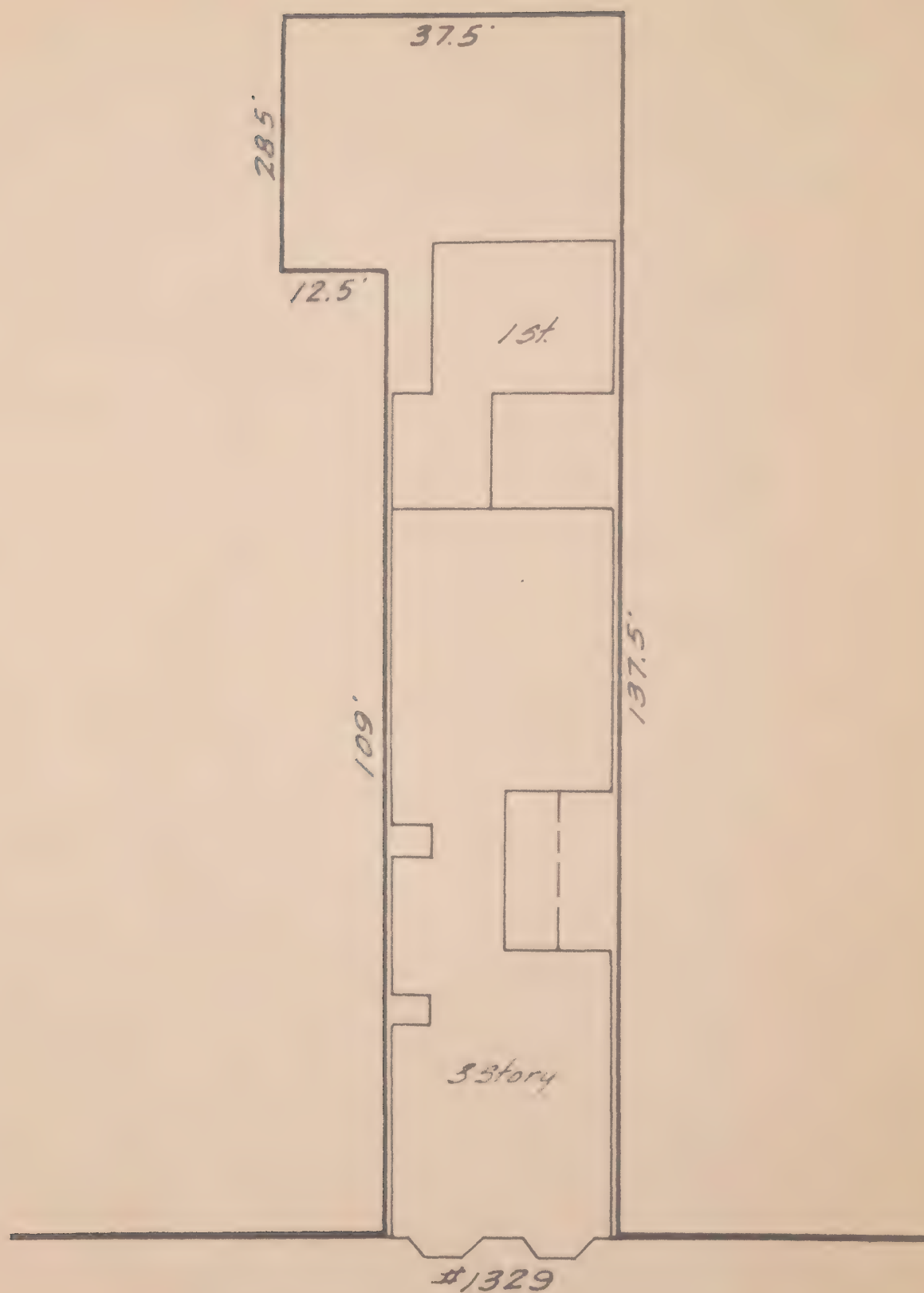
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	80		70	
1-6 rm.	Mgr.		125 (incl. gar.)	
4-3 rm.	80	70	280	
			<u>475</u> x 105 =	
			49,875	49,900

Now listed for \$52,500.

LAND	\$ 17,000
IMPROVEMENTS	<u>33,000</u>

MARKET VALUE OF PROPERTY \$ 50,000



PIERCE STREET



APPRAISAL

25-26

OWNER: Thomas F. Loftus
 PROPERTY ADDRESS: 50x109' vacant lot on Pierce
 PARCEL NO. 728-5A
 DATE ACQ: 12-13-54

OWNER'S ADDRESS: 255 Fowler
 ZONING: R-4
 PRESENT USE: Vacant
 IRS: \$4.95
 CONSID: N.S.
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,540.00
 Imps. -
 \$ 2,540.00
 TAXES: \$ 211.08

LAND: DIMENSION 50 x 109 = 5,450 s.f.

IMPROVEMENTS: Condition Land only Effective Age

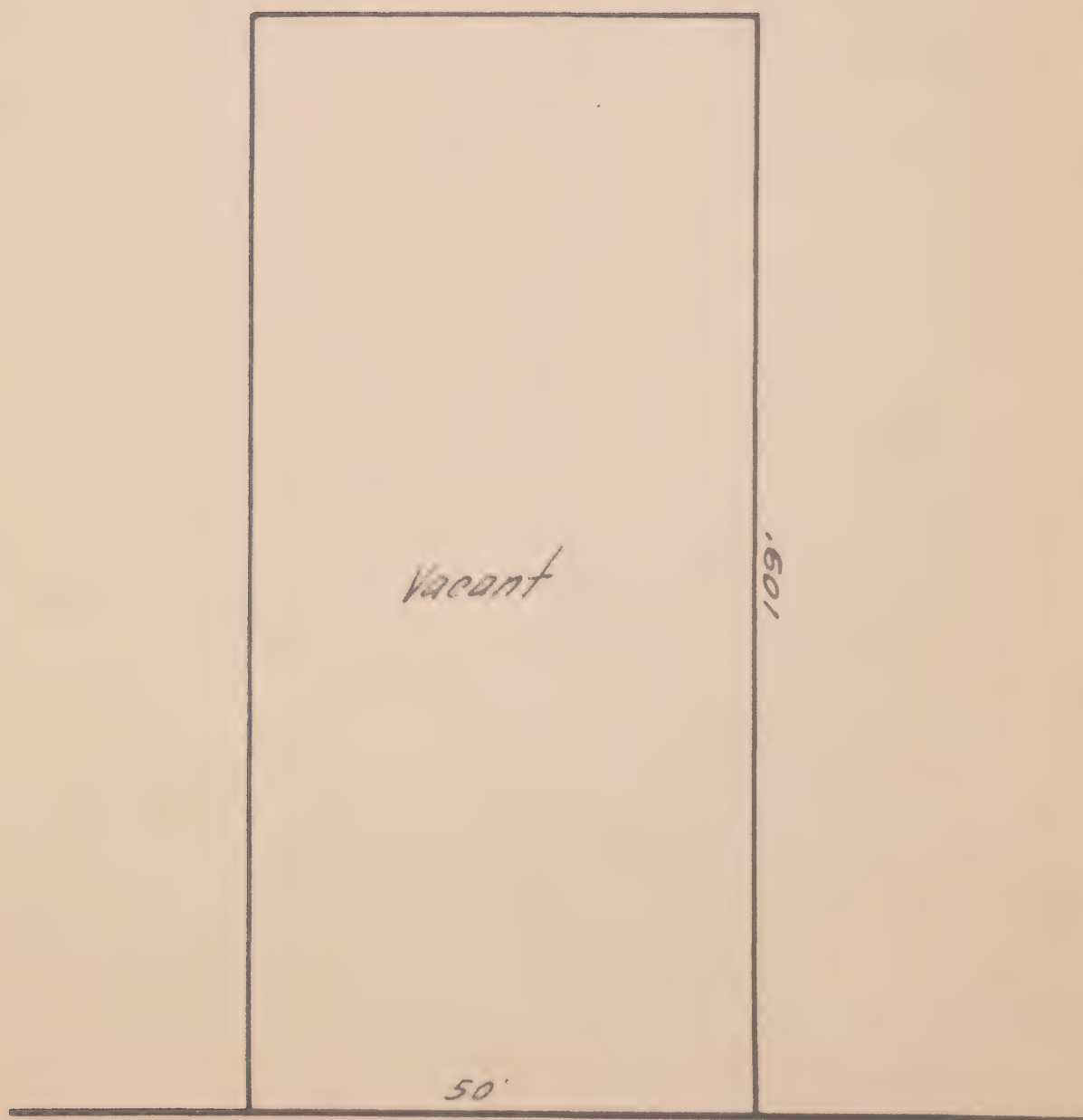
SUMMATION APPROACH: Rounded to
 Land 5,450 s.f. @ \$4.50± \$ \$24,500
 Improvements

MARKET COMPARISON:
 Sales Most Comparable
 s.f. @ \$ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND IMPROVEMENTS \$ 24,500
 MARKET VALUE OF PROPERTY \$ 24,500



PIERCE STREET



APPRAISAL

OWNER: John Ferreira
PROPERTY ADDRESS: 1301 Pierce

PARCEL NO. 728-6
DATE ACQ: 1955

OWNER'S ADDRESS: 1301 Pierce

IRS: No
CONSID: Decree
BEST USE: Same

ZONING: R-4

PRESENT USE: Garage

ASSESSED VALUE: Land \$ 3,640.00
Imps. 3,400.00
\$ 7,040.00

TAXES: \$ 585.02

LAND: DIMENSION 55 x 100 = 5,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

1 st. reinforced conc. gar. structure.

SUMMATION APPROACH:

Rounded to

Land	5,500 s.f. @ \$5.00	\$ 27,500	
Improvements	5,500 s.f. @ 2.00	11,000	
		<u>38,500</u>	\$38,500

MARKET COMPARISON:

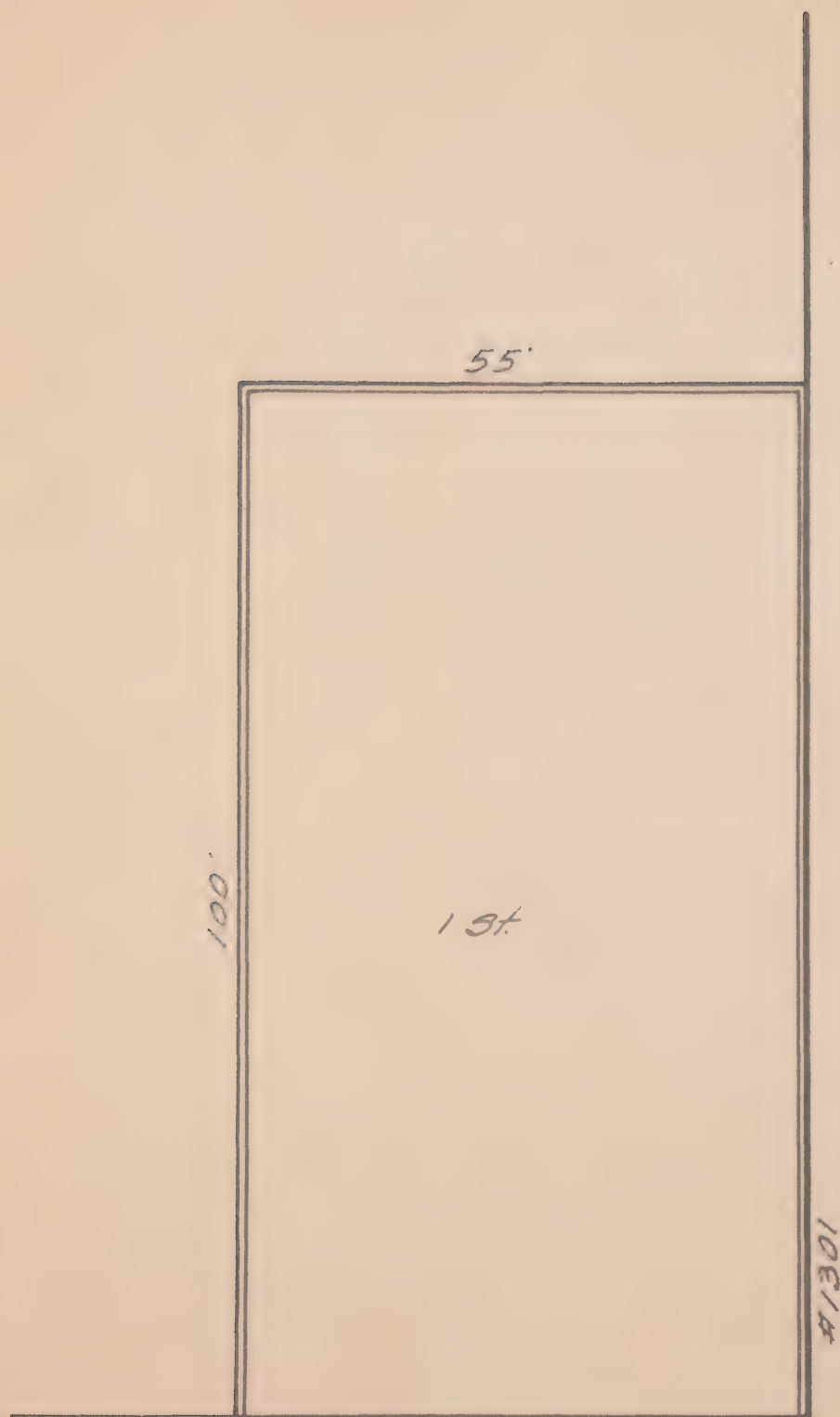
Sales Most Comparable	769-23		
5,500 s.f. @ \$	7.00	\$	38,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			450 x 85 = 38,250
			38,300

LAND	\$ 27,500
IMPROVEMENTS	<u>11,000</u>

MARKET VALUE OF PROPERTY \$ 38,500



55'

100'

134

PIERCE STREET

ELLIS STREET

#1301



APPRAISAL

25-24

OWNER: Emily Phillpotts
PROPERTY ADDRESS: 1804 Ellis

PARCEL NO. 728-7
DATE ACQ: 1951

OWNER'S ADDRESS: 1804 Ellis

IRS: No
CONSID: Decree
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 1,380.00
Imps. 400.00
\$ 1,780.00

TAXES: \$ 147.92

LAND: DIMENSION 27.5 x 100 = 2,750

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. single family dwelling with 4 rms. on ea. flr. and
stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land 2,750 s.f. @ \$4.36+ \$ 12,000
Improvements 2,652 (sustaining value) 500

\$12,500

MARKET COMPARISON:

Sales Most Comparable 677-36
2,750 s.f. @ \$ 4.50

\$ 12,375

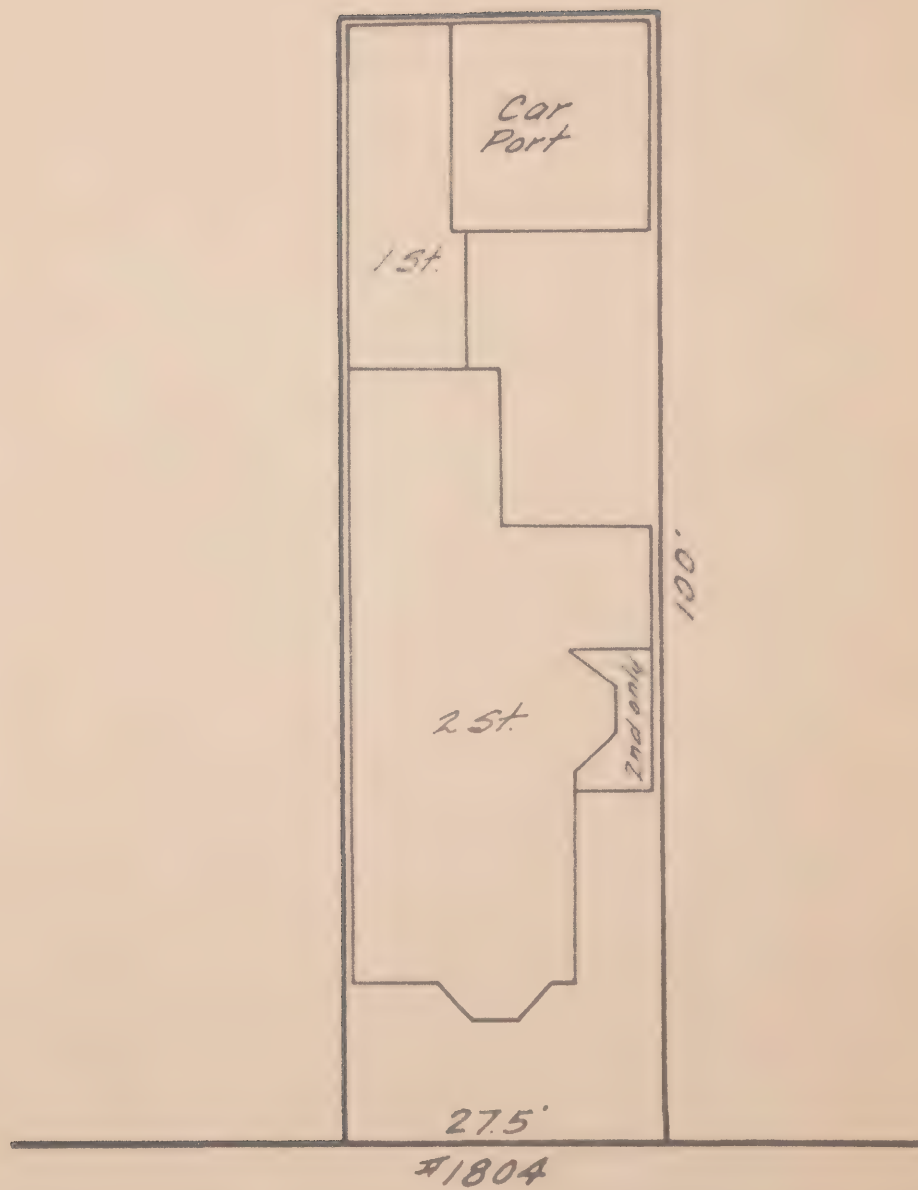
12,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 12,000
IMPROVEMENTS 500

MARKET VALUE OF PROPERTY \$ 12,500



ELLIS STREET



APPRAISAL

25-23

OWNER: Mervyn Silverstein et al
PROPERTY ADDRESS: 1820-24 Ellis

PARCEL NO. 728-8
DATE ACQ: 7-6-45

OWNER'S ADDRESS: 289 29th Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Store/Flats

ASSESSED VALUE: Land \$ 1,430.00
Imps. 1,800.00
\$ 3,230.00

TAXES: \$ 268.42

LAND: DIMENSION 27.5 x 100 = 2,750

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

3 st. fr. str. with 1 store on 1st flr. and 1-4 rm. apt.
ea. on 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.36±	\$ 12,000	
Improvements	5,087 s.f. @ 1.50	7,631	
		<u>19,631</u>	\$19,600

MARKET COMPARISON:

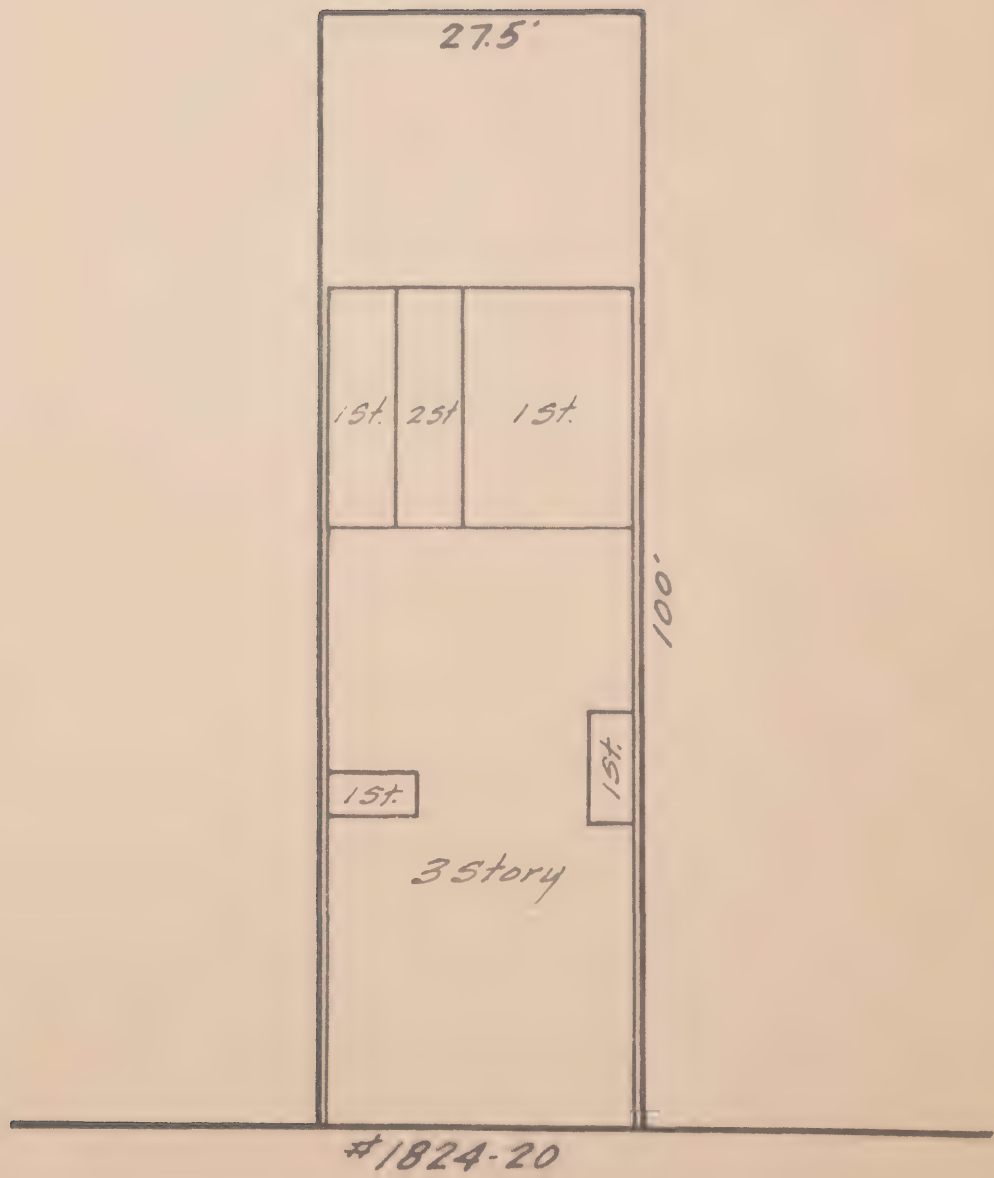
Sales Most Comparable	756-10		
2,750 s.f. @ \$ 7.00		\$ 19,250	19,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	50		50	
4 rm.	Vacant		75	
4 rm.	75		75	
			<u>200</u> x 95	19,000

LAND	\$ 12,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 19,500



ELLIS STREET



APPRAISAL

25-22

OWNER: City Title Ins. Co.
PROPERTY ADDRESS: 1828 Ellis

PARCEL NO. 728-9
DATE ACQ: 11-28-60

OWNER'S ADDRESS: 214 Van Ness

IRS: No
CONSID: Not market
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,550.00
Imps. 1,200.00
\$ 2,750.00

TAXES: \$ 228.52

LAND: DIMENSION Irregular = 3,819

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with 4 rm. bsmt. apt., 5 rms. ea. on 1st and 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land 3,819 s.f. @ \$4.45+
Improvements 2,222 s.f. @ 1.00

\$ 17,000
2,222
19,222

\$19,200

MARKET COMPARISON:

Sales Most Comparable 779-28; 779-18
3,819 s.f. @ \$ 5.00

\$ 19,095

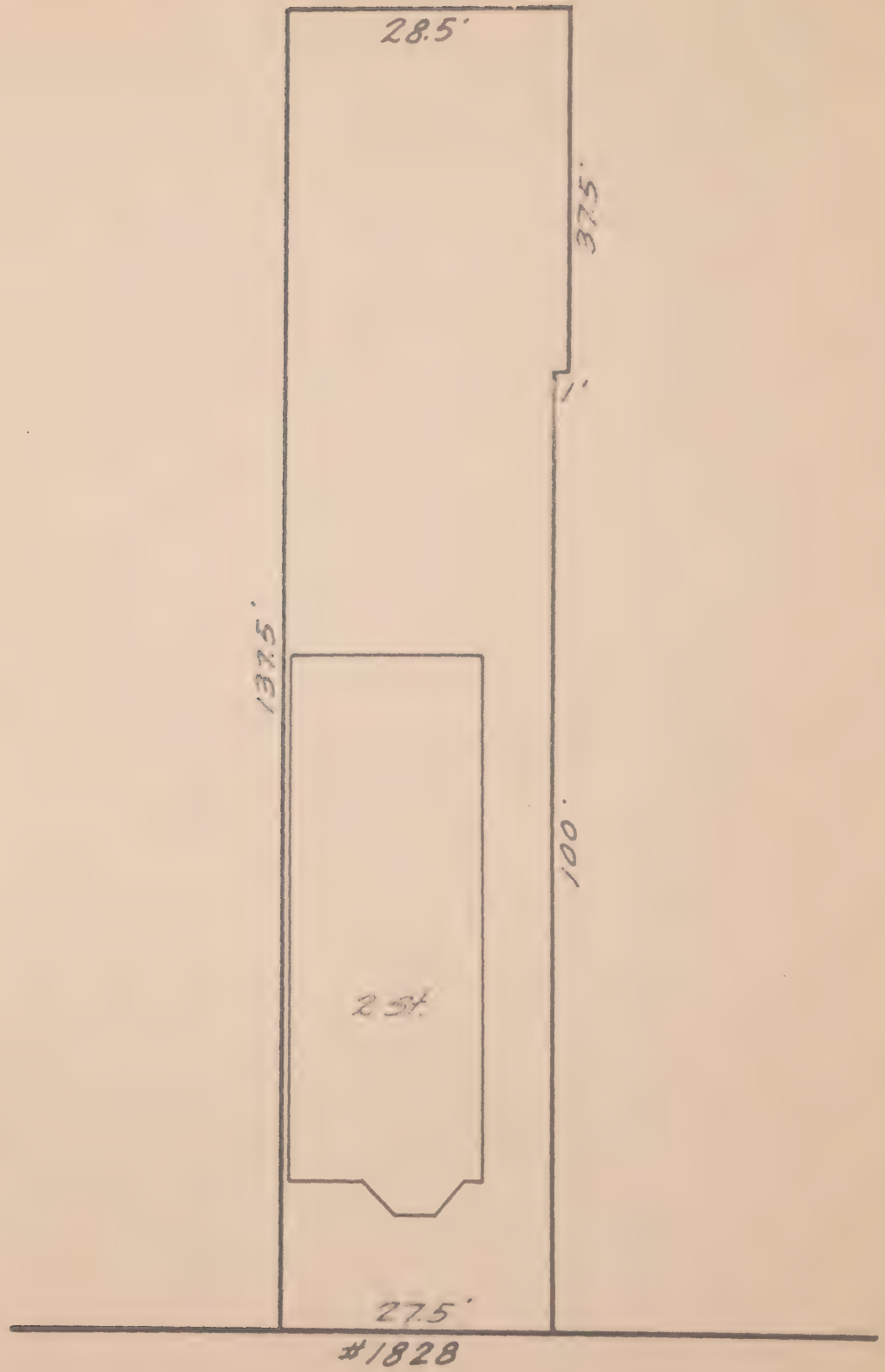
19,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4 rms.	Vacant		75
5 rms.	Not avail.		80
5 rms.	75		80
			235 x 80
			18,800

LAND \$ 17,000
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 19,000



ELLIS STREET



APPRAISAL

25-21

OWNER: Estate of Jeanne Berde
PROPERTY ADDRESS: 1834-38 Ellis

PARCEL NO. 728-10
DATE ACQ: 1-16-61

OWNER'S ADDRESS: c/o Michael Berde
1838 Ellis
ZONING: R-4 PRESENT USE: Apts.

IRS: Probate
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 1,410.00
Imps. 5,000.00
\$ 6,410.00

TAXES: \$ 532.68

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 45

2 st. fr. stucco 4 unit apt. str. with gar. and stg. bsmt.
and 2-3 rm. units ea. 1st and 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500 ✓
Improvements	3,252 s.f. @ 3.50	\$11,382
Basement	1,626 s.f. @ 1.50	<u>2,439</u>
		13,821
		<u>29,321</u>
		\$29,300

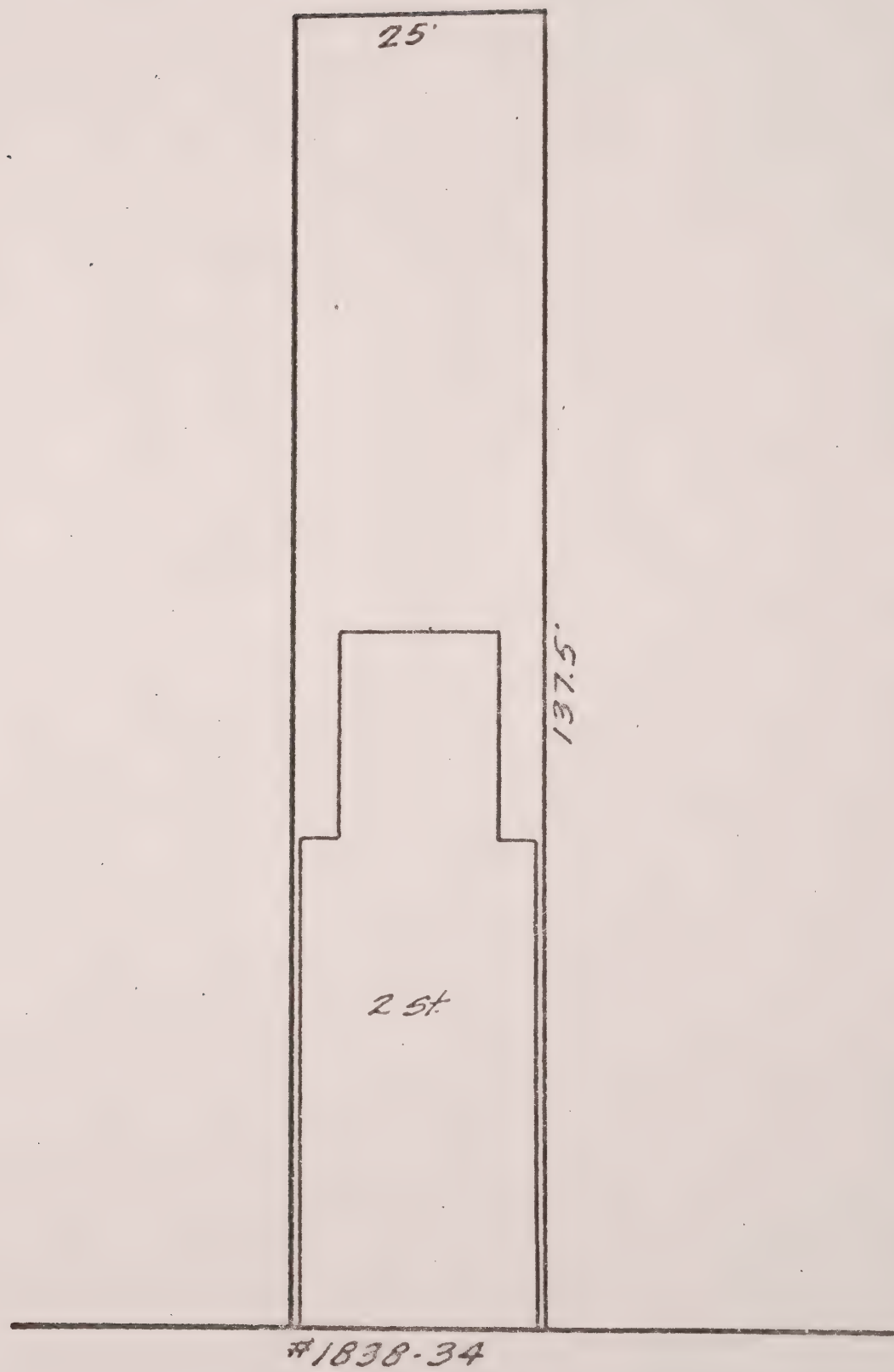
MARKET COMPARISON:

Sales Most Comparable	784-13A		
3,438	s.f. @ \$ 8.50	\$ 29,223 ✓	29,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
4-3 rm.	\$ 65	\$ 70	\$ 280	
Garage		10	10	
			<u>290</u> x 100	29,000

LAND	\$ 15,500
IMPROVEMENTS	<u>13,500</u>
MARKET VALUE OF PROPERTY	\$ 29,000



ELLIS STREET

APPRAISAL

25-20

OWNER: Vincent A. Morris
PROPERTY ADDRESS: 1840-44 Ellis

PARCEL NO. 728-10A
DATE ACQ: 1955

OWNER'S ADDRESS: 1844 Ellis

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,410.00
Imps. 5,500.00
\$ 6,910.00

TAXES: \$ 574.22

LAND: DIMENSION 25 x 137.5 = 3,438

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 45

2 st. fr. & stucco 4 unit apt. str. with gar. and stg. bsmt.
and 2-3 rm. units ea. on 1st and 2nd flrs. Stg. shed at rear
of lot - no value.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	3,252 s.f. @ 3.50	\$11,382	
Basement	1,626 s.f. @ 1.50	2,439	
		<u>13,821</u>	
		29,321	\$29,300

MARKET COMPARISON:

Sales Most Comparable 784-13A; 1125-2A; 795-16
3,438 s.f. @ \$ 8.50 \$ 29,223 29,200

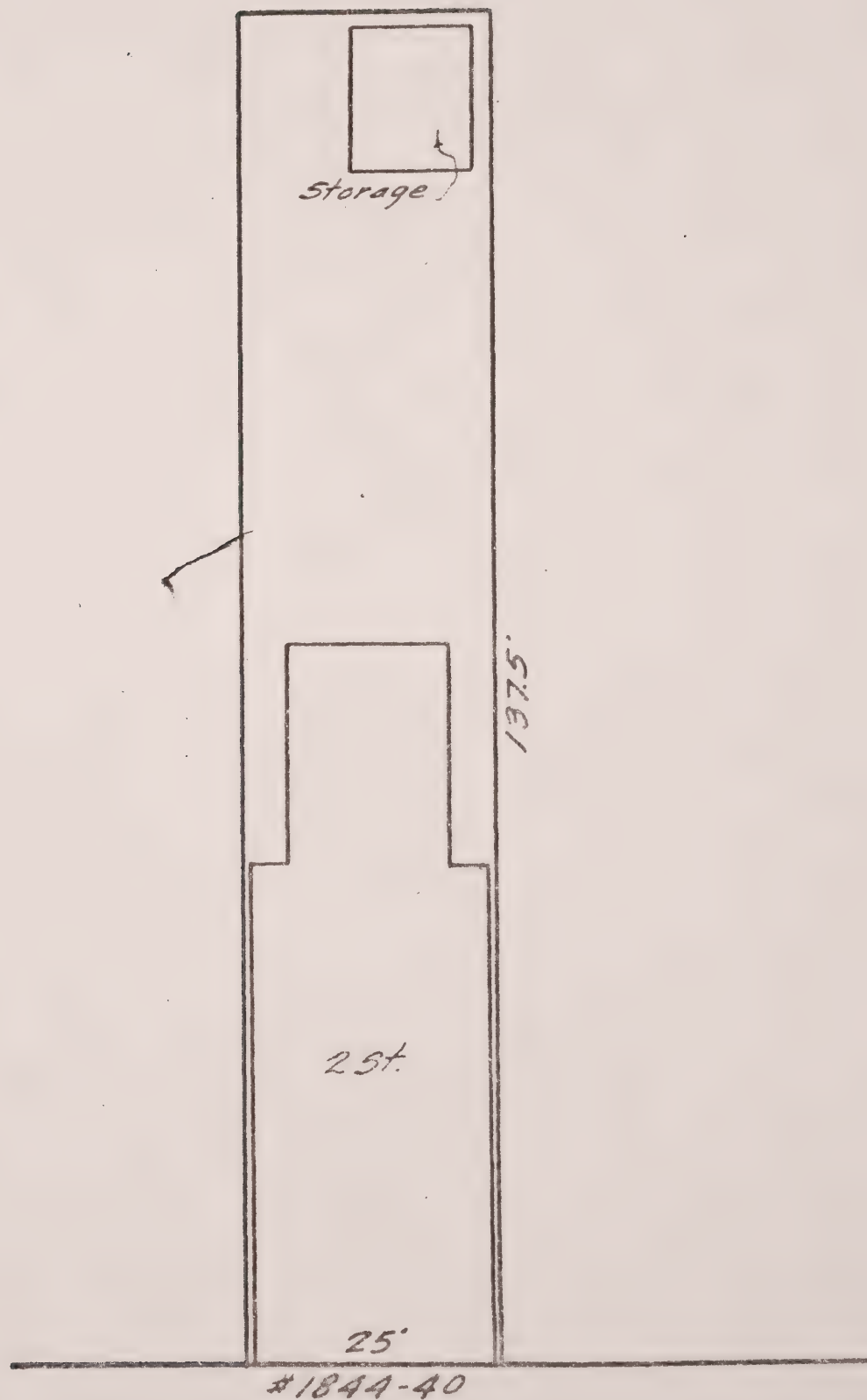
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
4-3 rm.	\$ 65	\$ 70	\$ 280	
Garage		10	10	
			<u>290</u> x 100	29,000

LAND \$ 15,500
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 29,000





ELLIS

STREET



APPRAISAL

25-19

OWNER: Ellis Hale et ux
PROPERTY ADDRESS: 1848-52 Ellis

PARCEL NO. 728-11
DATE ACQ: 11-27-50

OWNER'S ADDRESS: 1850 Ellis

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,830.00
Imps. 1,600.00
\$ 3,430.00

TAXES: \$ 285.04

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. str. with 5 rms. on ea. flr. No entry to bsmt.
apt. and stg. Rear of lot contains fr. garage - no value.

SUMMATION APPROACH:

Rounded to

Land 4,469 s.f. @ \$4.48+ \$ 20,000
Improvements 2,676 - no value -

\$20,000

MARKET COMPARISON:

Sales Most Comparable 771-1 (Land sale)
4,469 s.f. @ \$ 4.48

\$ 20,021

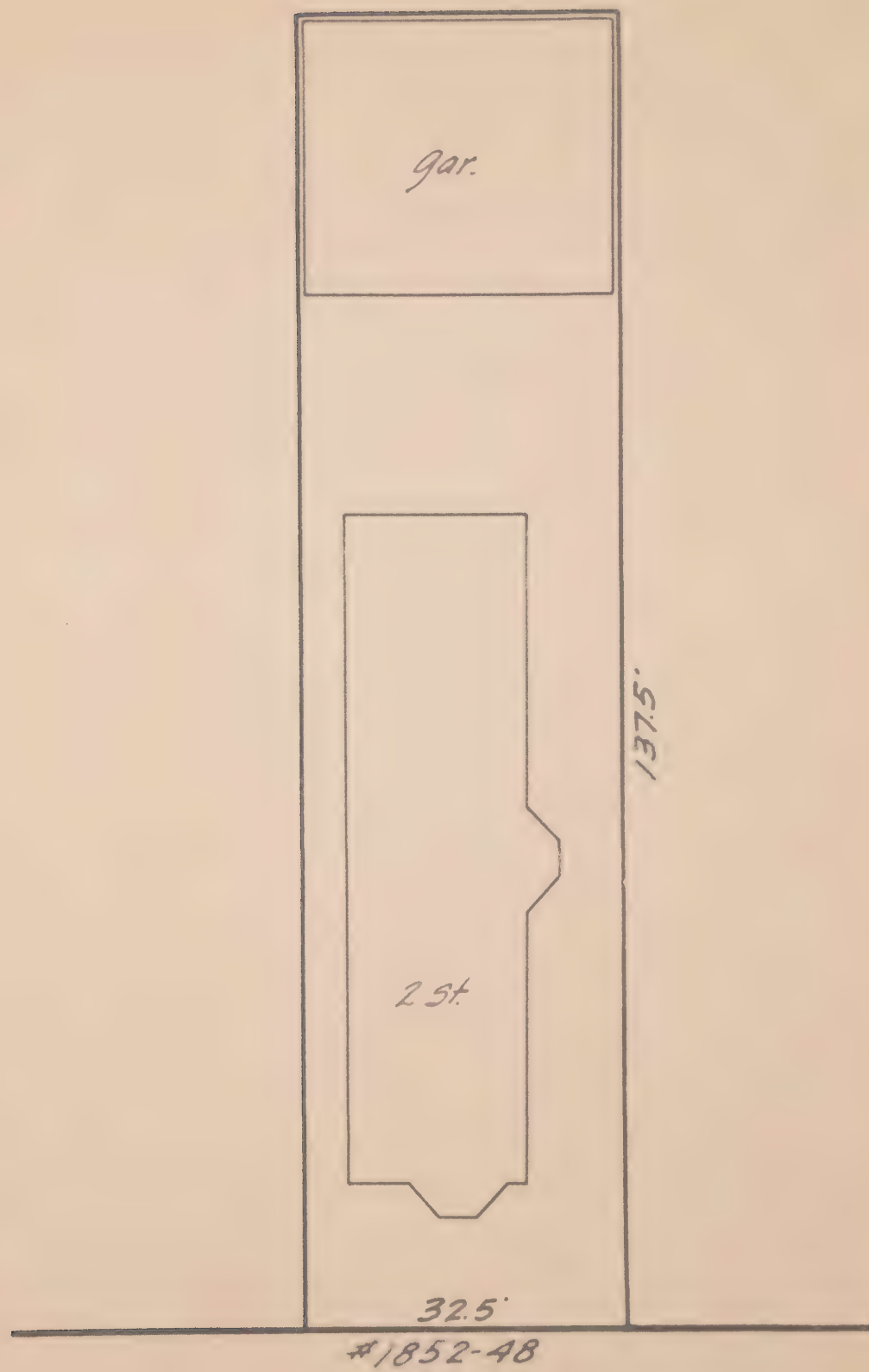
20,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 20,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 20,000



ELLIS

STREET



APPRAISAL

25-18

OWNER: Abraham B. Brown
PROPERTY ADDRESS: 1854-58 Ellis

PARCEL NO. 728-12
DATE ACQ: 2-25-46

OWNER'S ADDRESS: 1854 Ellis

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,690.00
Imps. 2,600.00
\$ 4,290.00

TAXES: \$ 309.14

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60

3 st. fr. str. with 7 rms. ea. on 1st, 2nd & 3rd flrs. Rms. are rented out either as single rms. or in units of 3 rms. Should be considered as 7 & 8 rm. flats, since bath facilities are not adequate. Storage basement.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.48+	\$ 18,500
Improvements	5,754 s.f. (sust. value)	<u>4,000</u>

\$22,500

MARKET COMPARISON:

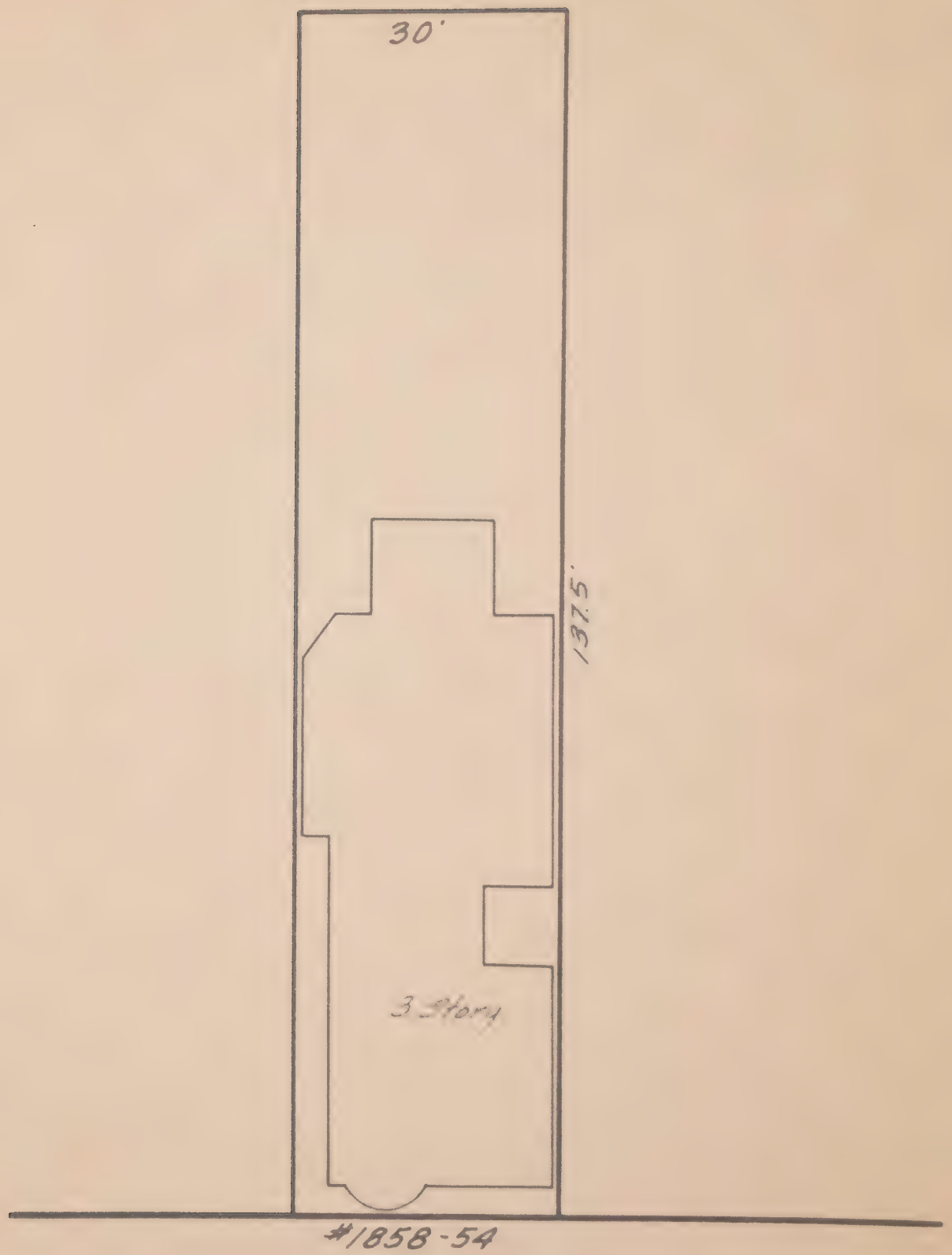
Sales Most Comparable	707-14		
4,125 s.f. @ \$	5.50	\$ 22,687	22,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Owner		
1-4 rm.	52		
1-3 rm.	52		
8-1 rm.	40		
1-2 rm.	32		
Treated as:			
3-7 rm.		90	270 x 85 = 22,950
			23,000

LAND	\$ 18,500
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 22,500



ELLIS

STREET



APPRAISAL

25-16

OWNER: City Title Ins. Co.
PROPERTY ADDRESS: 1866-72 Ellis

PARCEL NO. 728-14
DATE ACQ: 6-18-56

OWNER'S ADDRESS: 214 Van Ness

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,530.00
Imps. 2,600.00
\$ 5,130.00

TAXES: \$ 426.30

LAND: DIMENSION Irregular - 6,168

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60

2 st. fr. str. with stg. bsmt., 2-5 rm. flats on 1st flr. and
2-6 rm. flats on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	6,168 s.f. @ \$4.46+	\$ 27,500	
Improvements	5,992 s.f. @ 1.00	5,992	
		<u>33,492</u>	\$33,500

MARKET COMPARISON:

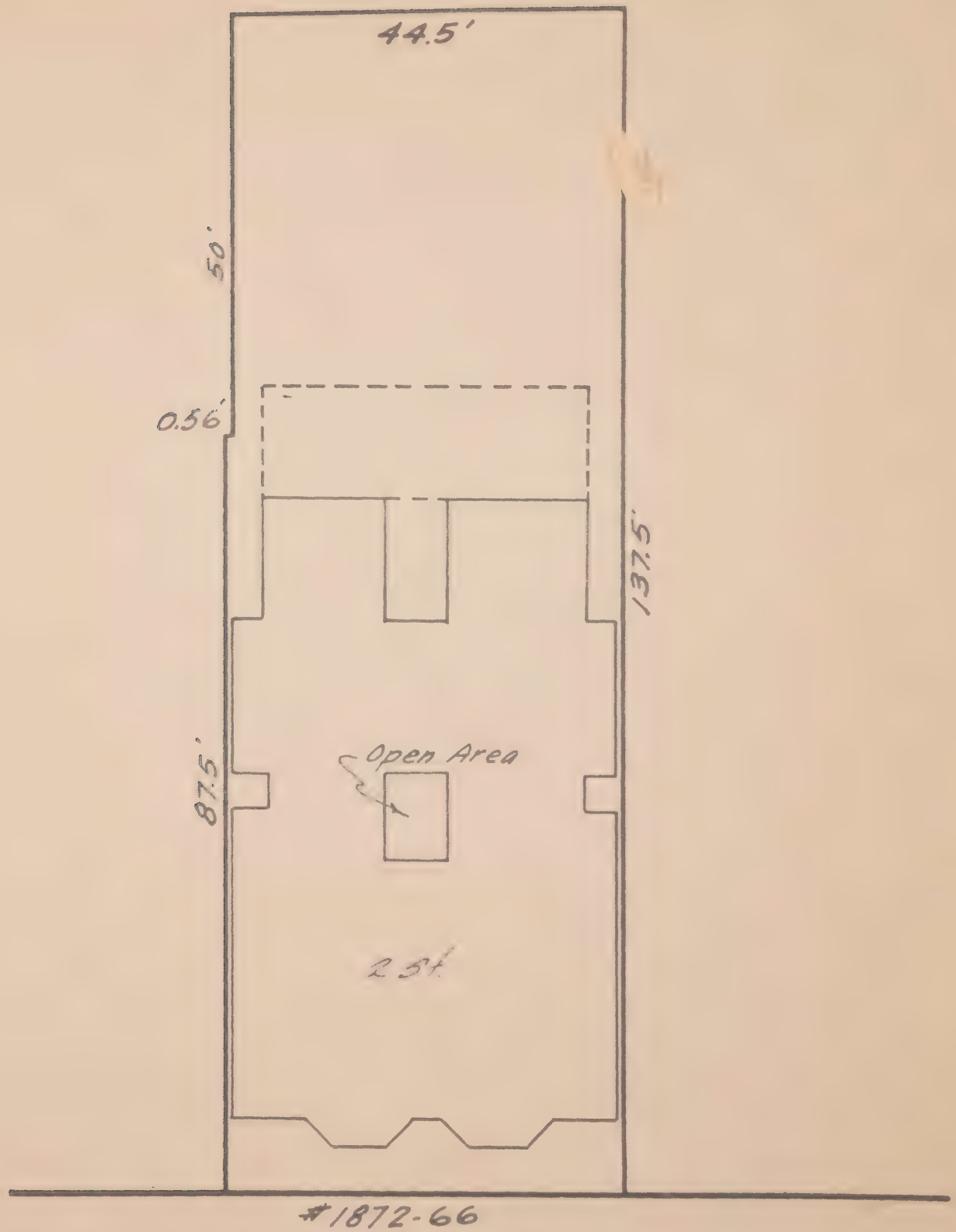
Sales Most Comparable	1125-2A; 730-14		
	6,168 s.f. @ \$ 5.35	\$ 32,999	33,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 rm.	80	80	160	
2-6 rm.	80	85	170	
			<u>330</u>	33,000
			x 100	

LAND	\$ 27,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 33,000



ELLIS STREET



APPRAISAL

25-15

OWNER: Sarah D. McNeill
PROPERTY ADDRESS: 1880-86 Ellis

PARCEL NO. 728-15
DATE ACQ: 8-31-50

OWNER'S ADDRESS: 728 Luton Dr., Glendale

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 1,990.00
 Impr. 500.00
 \$ 2,490.00

TAXES: \$ 206.92

LAND: DIMENSION 40.37 x 87.5 = 3,532 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±
1 st. fr. & stucco gar. bldg. with small mezzanine office
and 2 rm. office.

SUMMATION APPROACH:

Rounded to

Land	3,532 s.f. @ \$4.39±	\$ 15,500	
Improvements	3,500 s.f. @ 2.00	7,000	
		<u>22,500</u>	\$22,500

MARKET COMPARISON:

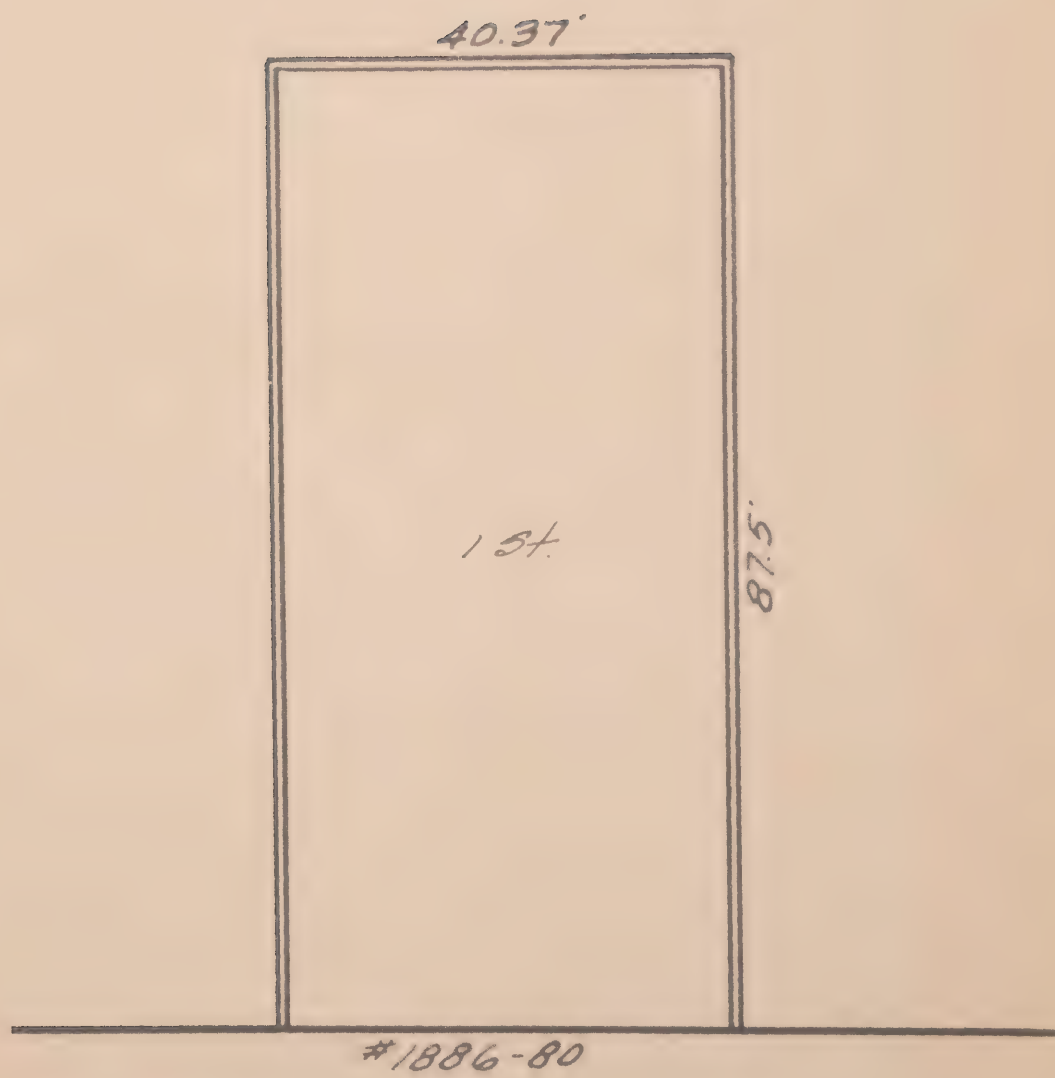
Sales Most Comparable	None		
3,532	s.f. @ \$ 6.40±	\$ 22,604	22,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
125			200 x 110
			22,000

LAND	\$ 15,500
IMPROVEMENTS	7,000
	<u>22,500</u>

MARKET VALUE OF PROPERTY \$ 22,500



ELLIS STREET



APPRAISAL

25-17

OWNER: Gertrude Kelly et al
PROPERTY ADDRESS: 1892-98 Ellis

PARCEL NO. 728-15A
DATE ACQ: 12-28-50

OWNER'S ADDRESS: 1892 Ellis

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Store/Flats

ASSESSED VALUE: Land \$ 3,310.00
Imps. 1,200.00
\$ 4,510.00

TAXES: \$ 374.78

LAND: DIMENSION 52.07 x 87.5 = 4,556 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70
2 st. fr. str. with 1 store on 1st flr. and 1-5 rm. flat on
2nd flr. Storage bsmt. - Garage, no value.

2 st. 7 rm. single family dwelling.

SUMMATION APPROACH:

Rounded to

Land	4,556 s.f. @ \$5.05±	\$ 23,000
Improvements	4,863 s.f. (sust. value)	\$2,500
	2,324 s.f. " "	<u>1,000</u>
		3,500
		<u>26,500</u>

\$26,500

MARKET COMPARISON:

Sales Most Comparable None (See 771-3; 678-8; 782-29)
4,556 s.f. @ \$ 5.60 \$ 25,513

25,500

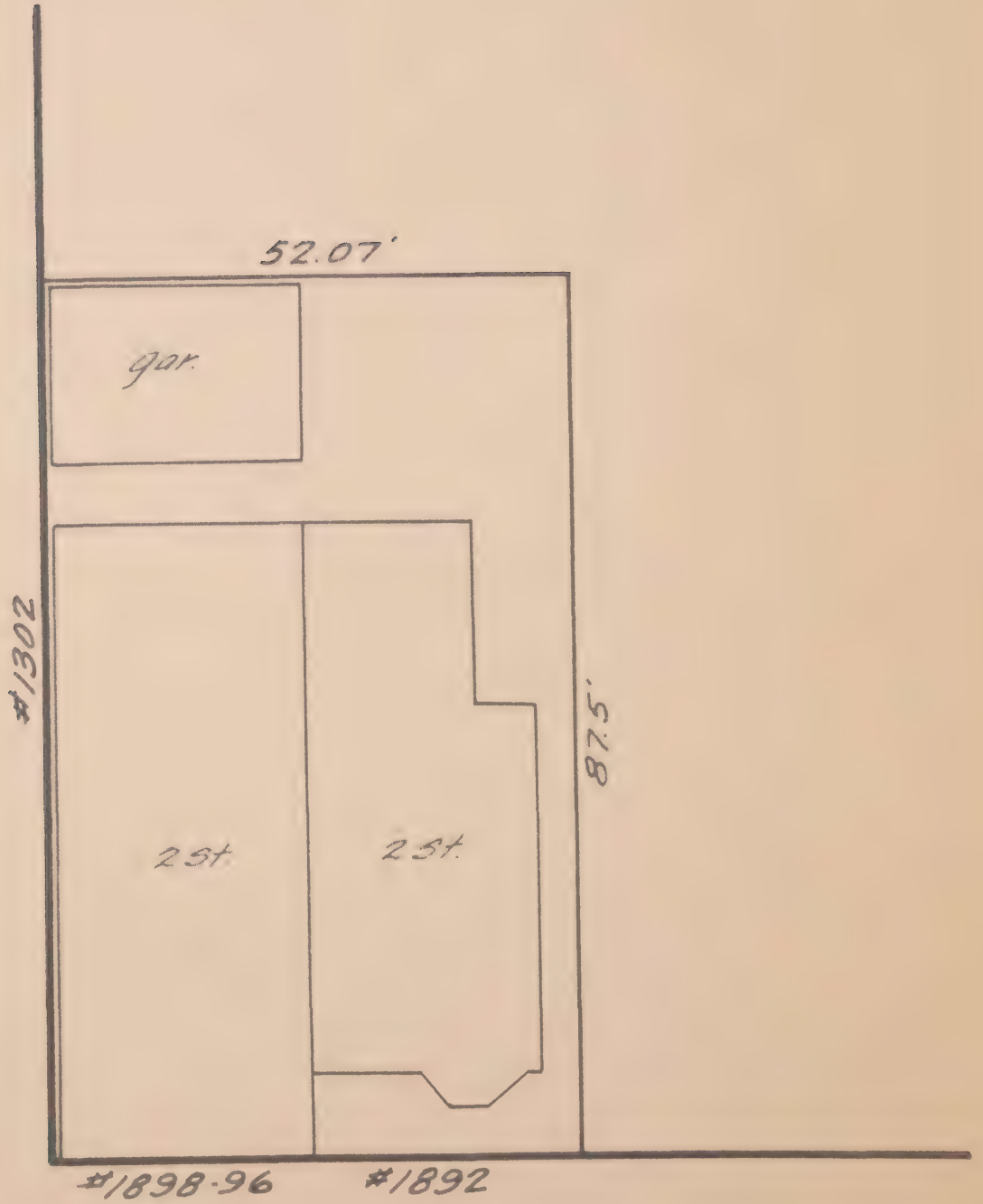
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Owner		100
1-5 rm.	30		65
1-7 rm.	Owner		90
			<u>255</u> x 100
			25,500

LAND \$ 23,000
IMPROVEMENTS 3,500

MARKET VALUE OF PROPERTY \$ 26,500

SCOTT STREET



ELLIS STREET



APPRAISAL

25-13

OWNER: John Floyd Curry et ux
PROPERTY ADDRESS: 1322-26 Scott

PARCEL NO. 728-16
DATE ACQ: 9-30-44

OWNER'S ADDRESS: 3548 41st St., Sacramento

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,090.00
Imps. 2,350.00
\$ 3,440.00

TAXES: \$ 285.86

LAND: DIMENSION 25 x 93 = 2,325

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 55 ±

3 st. fr. str. with 6 rms. on ea. flr. plus 1 rm. bsmt. apt.

SUMMATION APPROACH:

Rounded to

Land	2,325 s.f. @ \$4.52±	\$ 10,500	
Improvements	4,782 s.f. @ 2.50	11,955	
		<u>22,455</u>	\$22,500

MARKET COMPARISON:

Sales Most Comparable 707-14

2,325 s.f. @ \$9.75

\$ 22,669

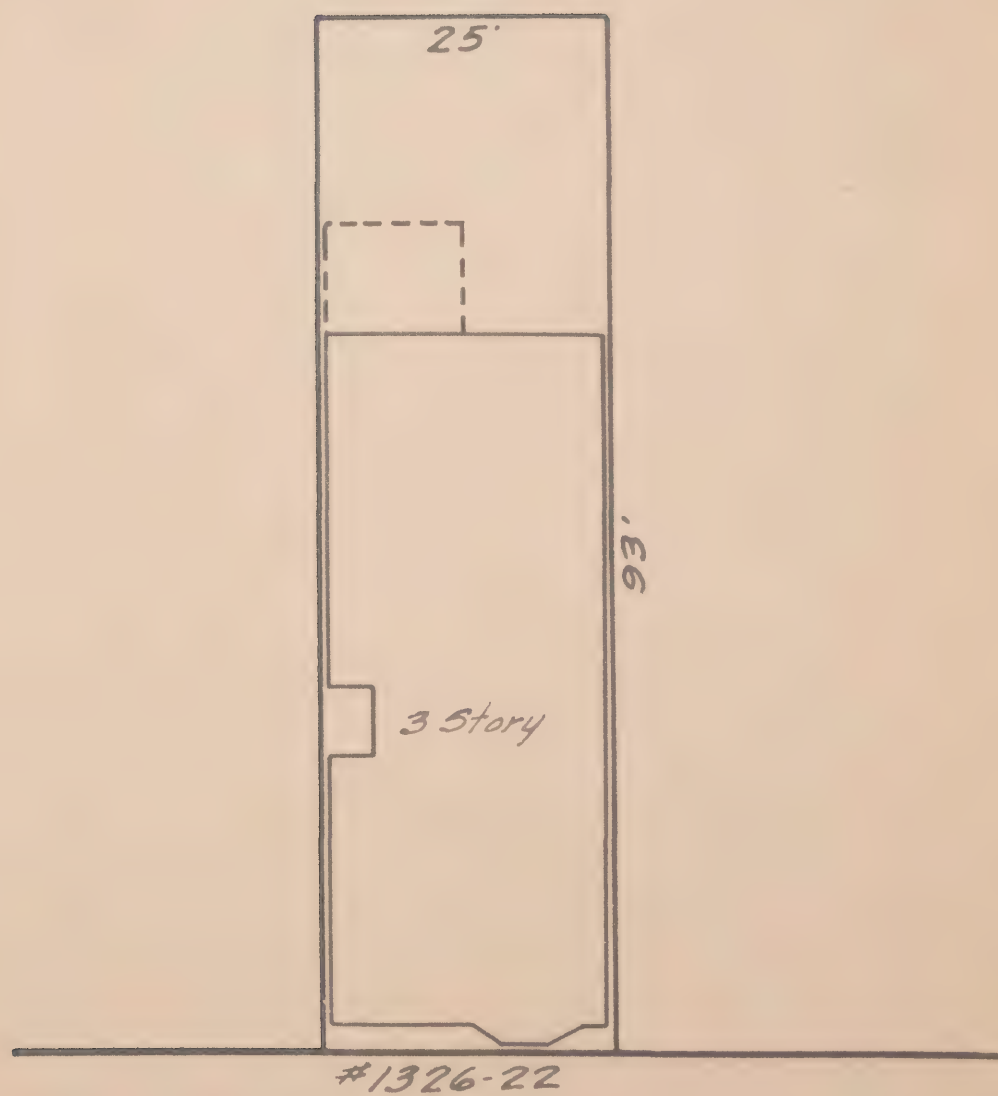
22,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	Refused		85	
6 rms.	"		85	
6 rms.	"		85	
1 rm.	"		30	
			<u>285</u> x 80	22,800

LAND	\$ 10,500
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 22,500



SCOTT STREET



APPRAISAL

25-12

OWNER: Josephine Singer et al
PROPERTY ADDRESS: 1328-32 Scott

PARCEL NO. 728-17
DATE ACQ: 4-28-45

OWNER'S ADDRESS: 1332 Scott

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,090.00
Imps. 2,000.00
\$ 3,090.00

TAXES: \$ 256.78

LAND: DIMENSION 25 x 93 = 2,325

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

3 st. fr. str. with stg. bsmt. and 6 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 2,325 s.f. @ \$4.52+
Improvements 4,499 s.f. @ 2.30

\$ 10,500
10,348
20,848

\$20,800

MARKET COMPARISON:

Sales Most Comparable 707-14A
2,325 s.f. @ \$ 9.00

\$ 20,925

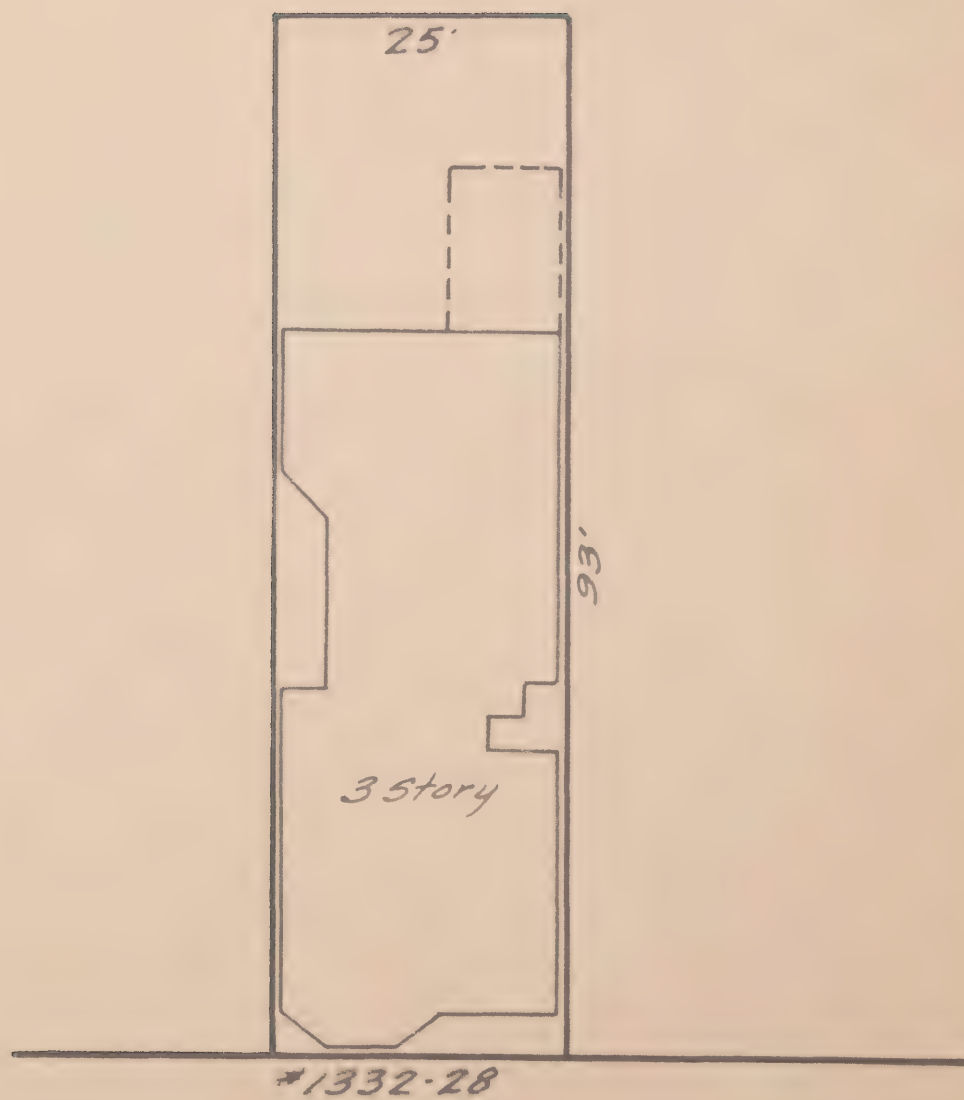
20,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
6 rms.	\$ 75	\$	\$ 85	
6 rms.	95		85	
6 rms.	100		85	
			255 x 80	20,400

LAND \$ 10,500
IMPROVEMENTS 10,500

MARKET VALUE OF PROPERTY \$ 21,000



SCOTT STREET



APPRAISAL

25-1

OWNER: James H. Jones
PROPERTY ADDRESS: 1334-38 Scott

PARCEL NO. 728-18
DATE ACQ:

OWNER'S ADDRESS: 601-44th Ave.

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,590.00
Imps. 1,500.00
\$ 3,090.00

TAXES: \$ 256.78

LAND: DIMENSION Irregular = 4,288 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

3 st. fr. str. with 4 rms. on 1st flr. and 5 rms. ea. on 2nd & 3rd flrs.

2 st. fr. str. with stg. bsmt. & gar., 4 rms. on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 4,288 s.f. @ \$4.43+ \$ 19,000
Improvements 3,267 s.f. (sustaining val.) \$500
1,736 s.f. " 500
1,000

\$20,000

MARKET COMPARISON:

Sales Most Comparable 771-1; Land only
4,288 s.f. @ \$ 4.60

\$ 19,725

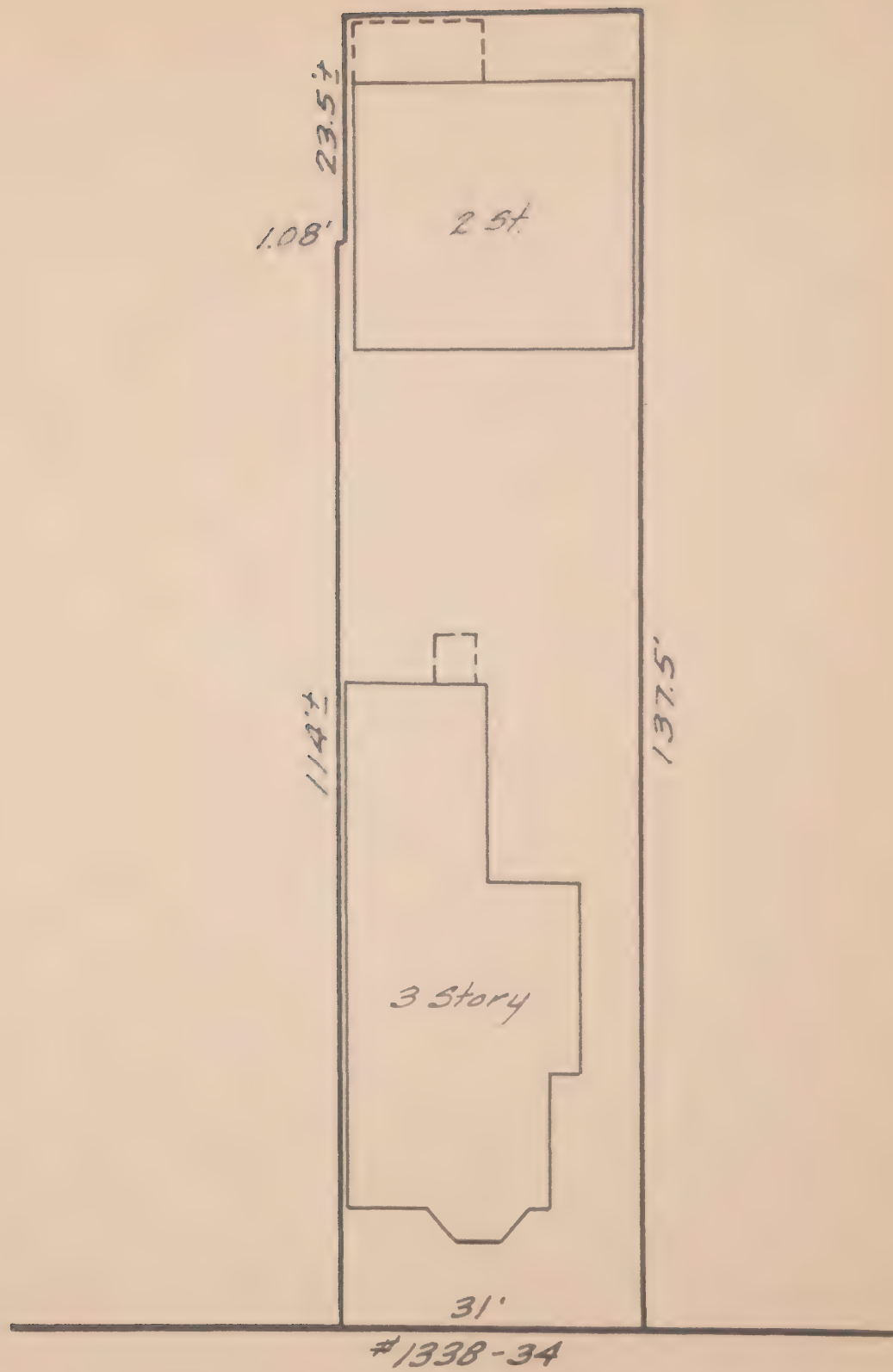
19,700

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 19,000
IMPROVEMENTS 1,000

MARKET VALUE OF PROPERTY \$ 20,000



SCOTT

STREET



APPRAISAL

25-10

OWNER: Churor Perryman et ux
PROPERTY ADDRESS: 1342-44 Scott

PARCEL NO. 728-19
DATE ACQ: 10-24-58

OWNER'S ADDRESS: 1342 Scott

IRS: \$9.35
CONSID: \$10,000
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,290.00
Imps. 800.00
\$ 2,090.00

TAXES: \$ 94.74

LAND: DIMENSION 27.42 x 114± = 3,126 s.f.

IMPROVEMENTS: Condition Fair 3,077 Effective Age 70

2 st. str. with stg. bsmt. and 5 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 3,126 s.f. @ \$4.48+ \$ 14,000
Improvements 2,287 (no value) -

\$14,000

MARKET COMPARISON:

Sales Most Comparable 1100-44

3,126 s.f. @ \$ 4.48

\$14,004

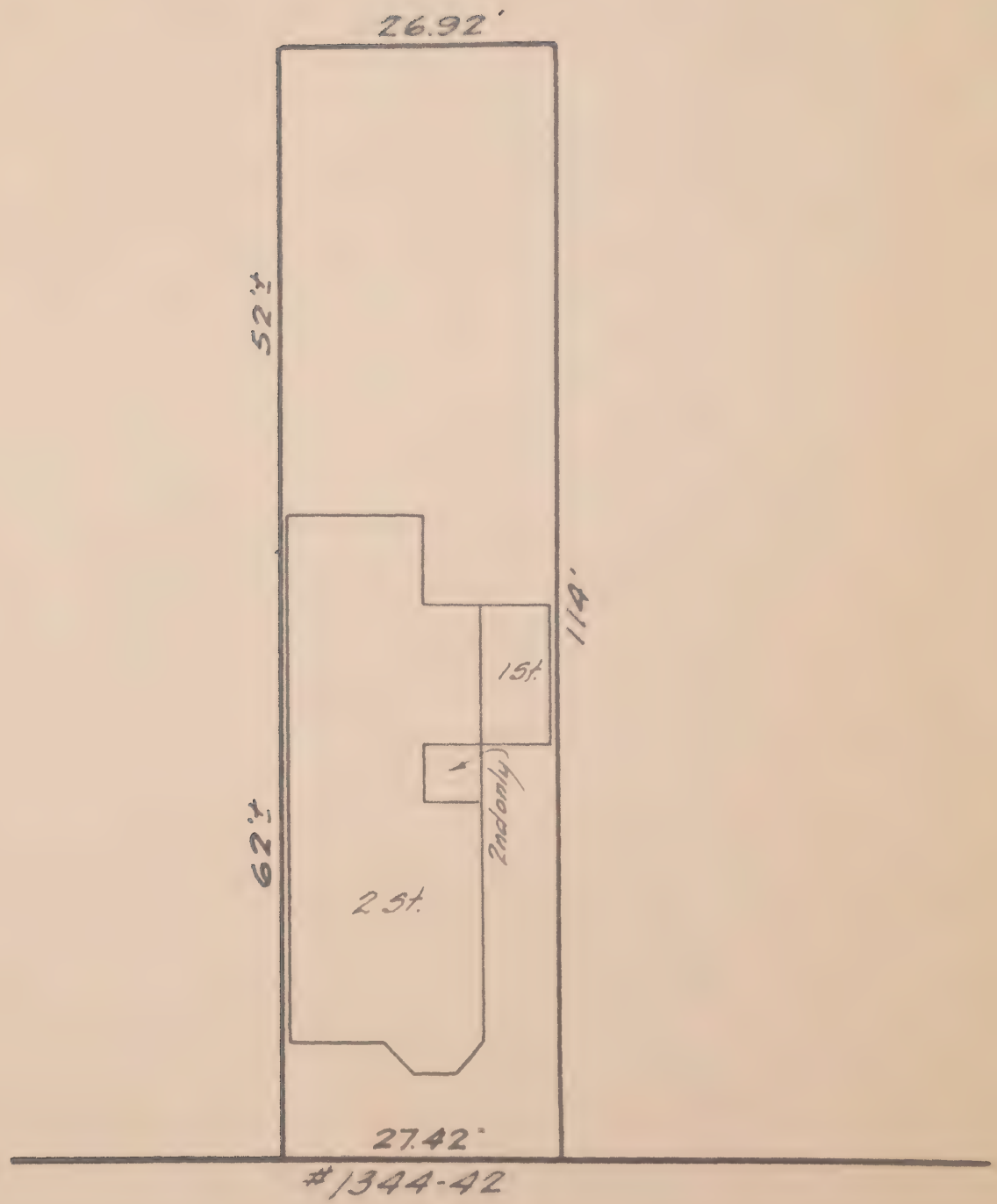
14,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 14,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 14,000



SCOTT

STREET



APPRAISAL

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1350-54 Scott

PARCEL NO. 728-20
DATE ACQ: 11-6-56

OWNER'S ADDRESS: Unknown

IRS: \$16.50
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,420.00
Imps. 1,650.00
\$ 3,070.00

TAXES: \$ 255.12

LAND: DIMENSION Irregular = 3,429 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70
3 st. fr. str. with 5 rms. ea. on 1st and 2nd flrs., and 6 rms. on 3rd flr.
1 st. fr. str. with bsmt. gar. and 4 rms. on 1st flr.

SUMMATION APPROACH:

Rounded to

Land 3,429 s.f. @ \$4.52+ \$ 15,500
Improvements 3,354 s.f. @ \$0.75 \$2,516
662 s.f. @ 1.75 1,159
3,675
19,175

\$19,200

MARKET COMPARISON:

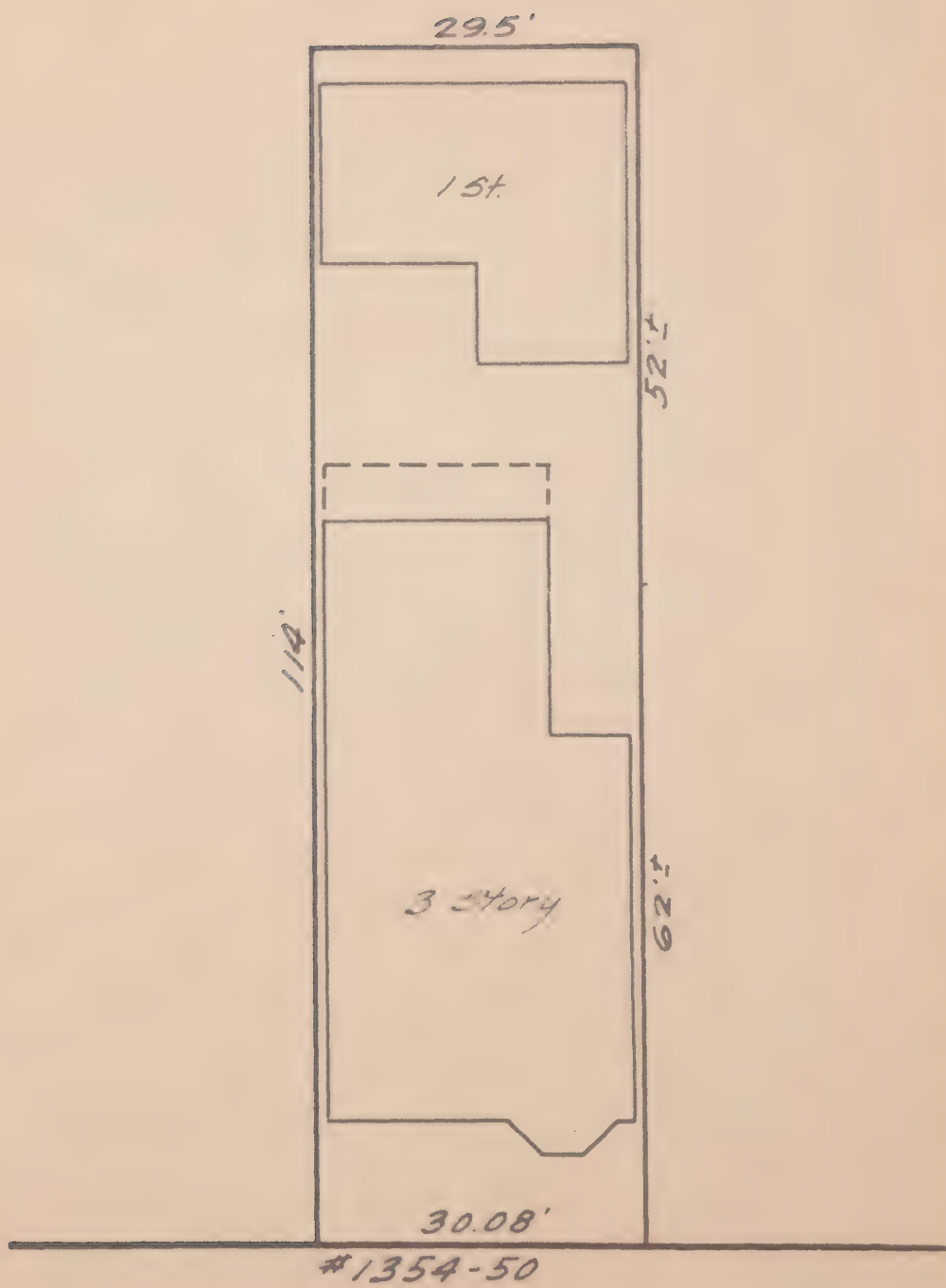
Sales Most Comparable 729-36
3,429 s.f. @ \$ 5.50 \$ 18,859 18,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
5 rms.	65		65
5 rms.	65		65
6 rms.	70		70
4 rms.	Not avail.		55
			255 x 75 =
			19,125
			19,100

LAND \$ 15,500
IMPROVEMENTS 3,500

MARKET VALUE OF PROPERTY \$ 19,000





APPRAISAL

25-8

OWNER: G. V, McKeever JR.
PROPERTY ADDRESS: 1356-62 Scott

PARCEL NO. 728-21
DATE ACQ: 10-21-60

OWNER'S ADDRESS: Unknown

IRS: \$9.35
CONSID: Family
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,910.00
 Imps. 2,050.00
 \$ 4,960.00

TAXES: \$ 412.18

LAND: DIMENSION 49 x 87 = 4,263 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2-2 st. fr. strs.with small bsmt. stg. area and 2-6 rm. flats
on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	4,263 s.f. @ \$5.04	\$ 21,500	
Improvements	5,484 s.f. @ 1.35	7,403	
		<u>28,903</u>	\$28,900

MARKET COMPARISON:

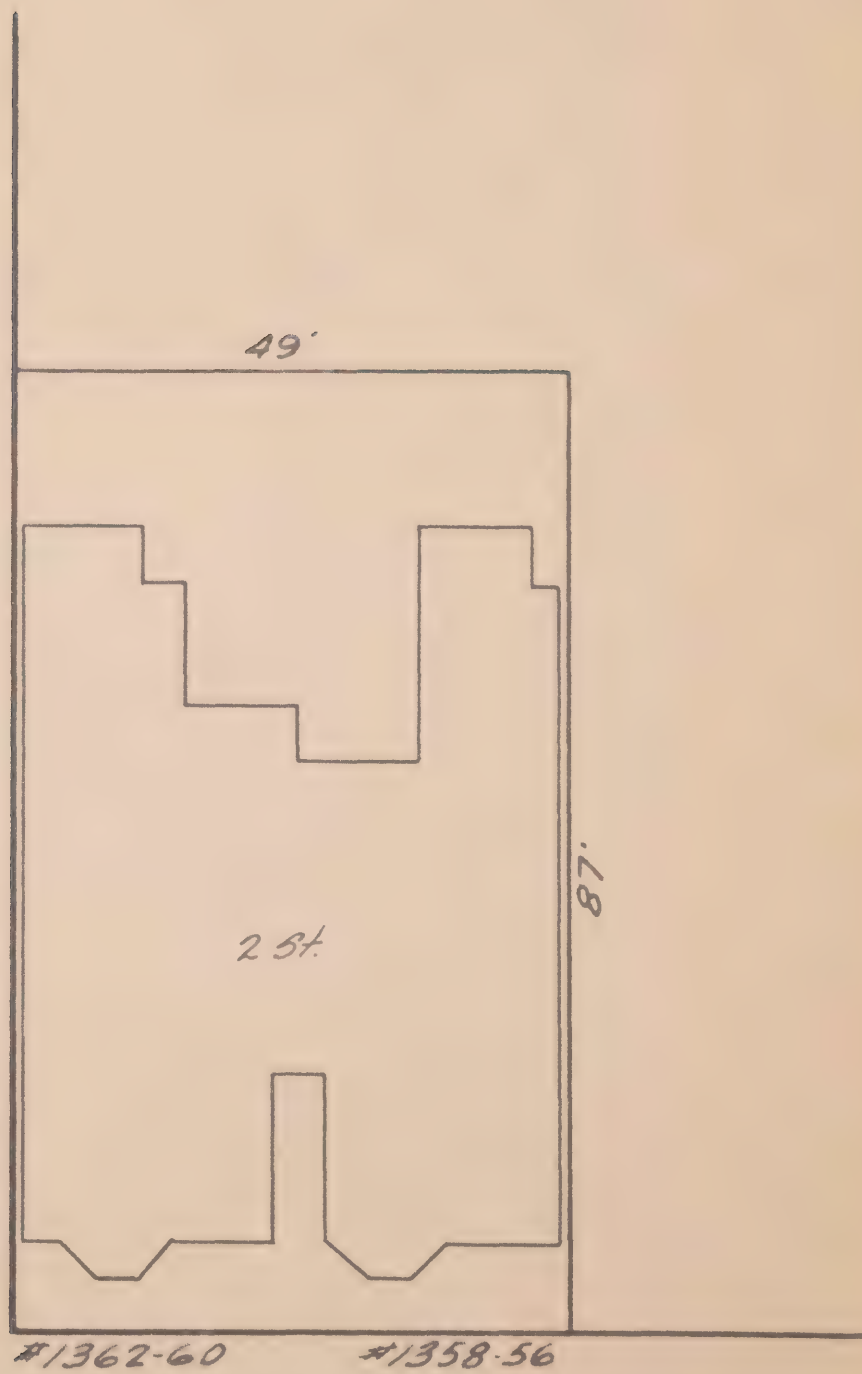
Sales Most Comparable	730-14		
	4,263 s.f. @ \$ 6.80	\$ 28,988	29,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-5 rms. @	85	85	340 x 85	28,900

LAND	\$ 21,500
IMPROVEMENTS	<u>7,500</u>
MARKET VALUE OF PROPERTY	\$ 29,000

O'FARRELL STREET



SCOTT STREET



APPRaisal

OWNER: U. J. Armstrong et ux
PROPERTY ADDRESS: 1977-79 O'Farrell

PARCEL NO. 728-22
DATE ACQ: 10-1-56

OWNER'S ADDRESS: 1977 O'Farrell

IRS: \$8.25
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 930.00
Impe. 1,000.00
\$ 1,930.00

TAXES: \$ 85.60

LAND: DIMENSION 27 x 49 = 1,323

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 65

2 st. fr. str. with 5 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 1,323 s. f. @ \$4.91+
Improvements 2,221 s. f. @ 2.50

\$ 6,500
5,552
12,052

\$12,100

MARKET COMPARISON:

Sales Most Comparable 1100-44; 729-19
1,323 s. f. @ \$ 9.00

\$ 11,907

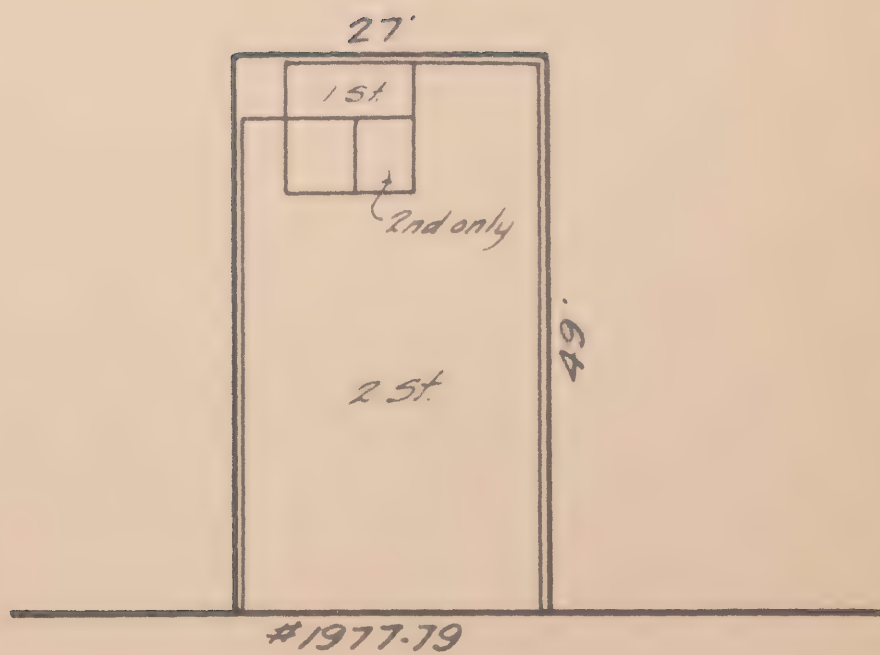
11,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.)			70	
5 rms.)	75		70	
			140 x 90	12,600

LAND \$ 6,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 12,000



O'FARRELL STREET



APPRAISAL

25-6

OWNER: Willie Cotton
PROPERTY ADDRESS: 1969-73 O'Farrell

PARCEL NO. 728-23
DATE ACQ: 1945

OWNER'S ADDRESS: 170 Tara St.

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,210.00
Imps. 800.00
\$ 2,010.00

TAXES: \$ 167.04

LAND: DIMENSION 23.5 x 106.5 = 2,503 s.f.

IMPROVEMENTS: Condition Fair/Good Effective Age 70 ±

2 st. fr. str. with stg. bsmt., 5 rms. on 1st flr. and 6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,503 s.f. @ \$4.39±	\$ 11,000	
Improvements	2,738 s.f. @ 1.50	4,107	
		<u>15,107</u>	\$15,100

MARKET COMPARISON:

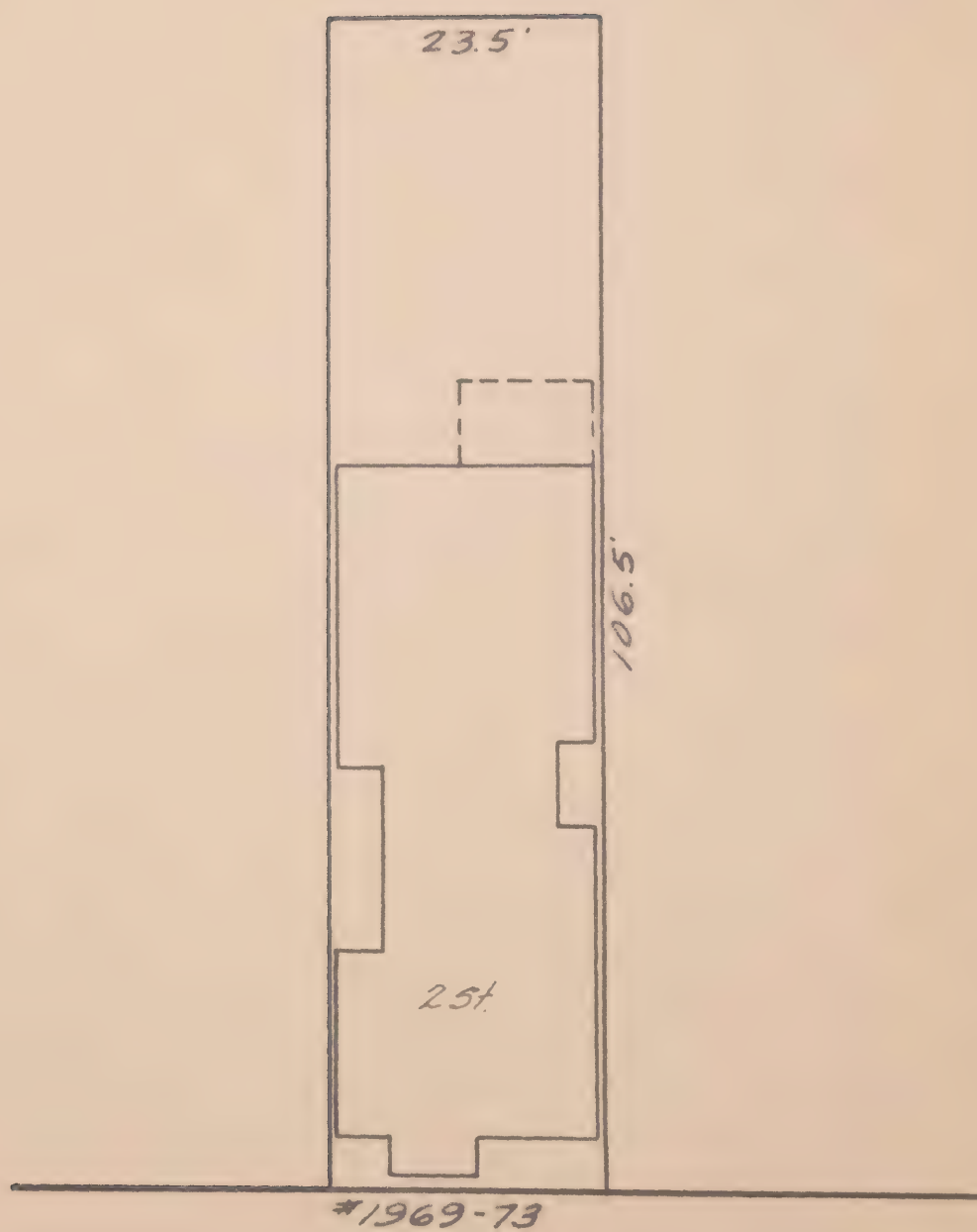
Sales Most Comparable	728-3		
	2,503 s.f. @ \$ 6.00	\$ 15,018	15,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.	58		70	
6 rms.	80		80	
			<u>150</u> x 100	15,000

LAND	\$ 11,000
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



O'FARRELL STREET



APPRAISAL

OWNER: Arthur M. Hardy et ux
 PROPERTY ADDRESS: 1961-63 O'Farrell

PARCEL NO. 728-25
 DATE ACQ: 4-22-52

OWNER'S ADDRESS: 736 Clementina

IRS: 2.75
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,270.00
 Imps. 3,250.00
 \$ 4,520.00

TAXES: \$ 375.62

LAND: DIMENSION 22.5 x 137.5 = 3,094 s.f.

IMPROVEMENTS: Condition Good Effective Age 70 =
 2 st. fr. str. with bsmt. gar. and 4 rms. ea. on 1st & 2nd flrs.
 2 st. fr. str. with bsmt. & 4 rm. ea. on 1st & 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,094 s.f. @ \$4.20+	\$ 13,000	
Improvements	1,678 s.f. @ \$2.75	\$4,615	
	1,719 s.f. @ 2.75	<u>4,727</u>	
		9,342	
		<u>22,342</u>	\$22,300

MARKET COMPARISON:

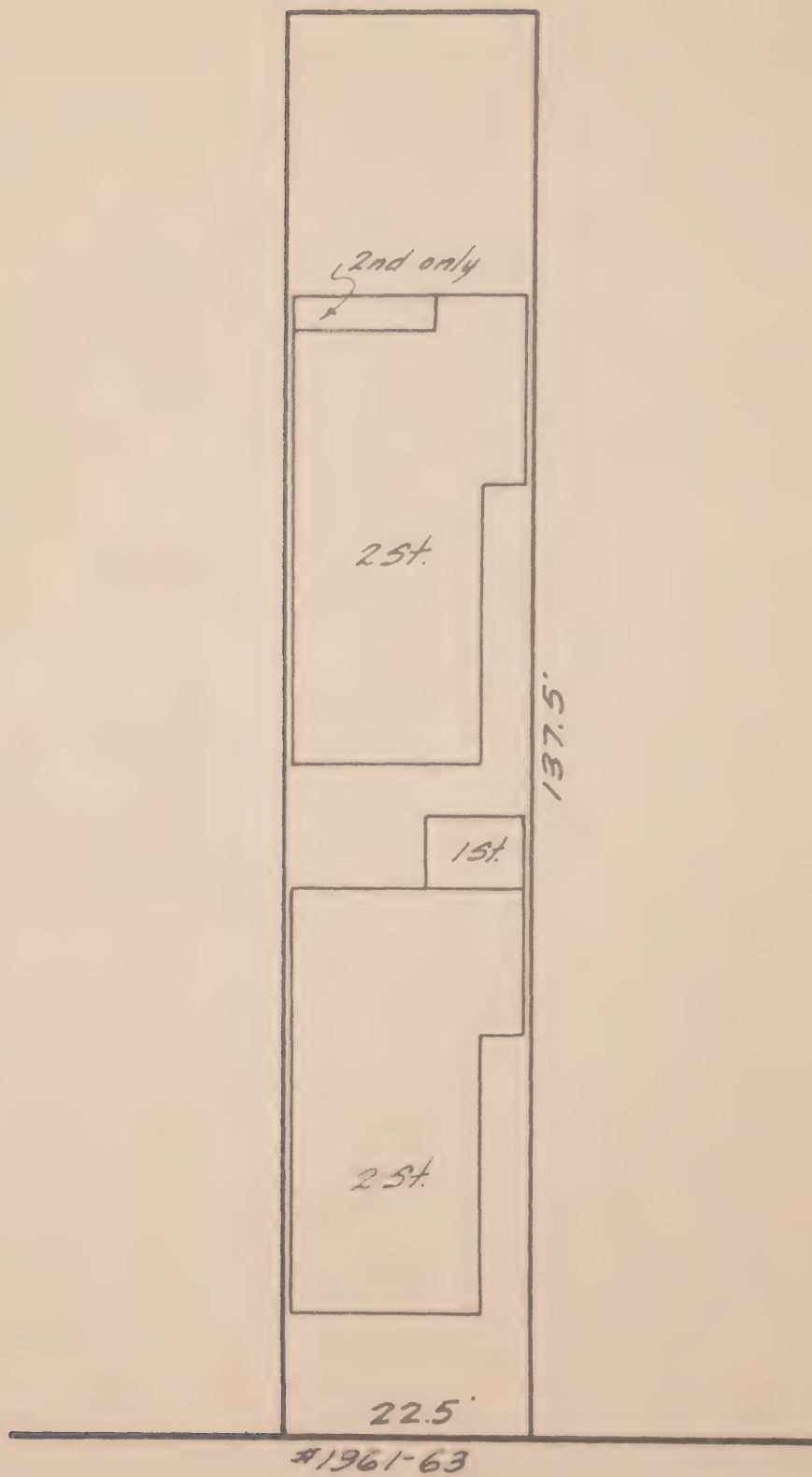
Sales Most Comparable	None		
	3,094 s.f. @ \$ 7.25	\$ 22,431	22,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4 rms.	80		75	
4 rms.	"		75	
4 rms.	"		75	
4 rms.	"		75	
			<u>300</u> x 75	22,500

LAND	\$ 13,000
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 22,500



O'FARRELL STREET







APPRAISAL

25-3

OWNER: Myrtle M. Pastene
 PROPERTY ADDRESS: 1957-59 0'Farrell (26)
 1949-51 0'Farrell (27)
 OWNER'S ADDRESS: 1939-47 0'Farrell (28)
 801 Jones
 ZONING: R-4 PRESENT USE: Flats

PARCEL NO. 728-26, -27, 28
 DATE ACQ: 9-5-46
 IRS: -
 CONSID: N.S.
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,810.00
 Imps. 8,400.00
 \$ 12,210.00

TAXES: \$ 1,014.66

LAND: DIMENSION 22.5 x 137.5+ ea.
 Total = 9,282 s.f.

IMPROVEMENTS: Condition Good Effective Age 60
 (26) 2 st. fr. str. with stg. bsmt., gar. and 4 rms. ea. on 1st & 2nd flrs.
 (27) 2 st. fr. str. with stg. bsmt., gar. and 4 rms. ea. on 1st & 2nd flrs.
 (28) 3 st. fr. str. with 4 rms. on ea. flr.
 2 st. fr. str. with 4 rms. on ea. flr. + gar. & stg. bsmt.
 SUMMATION APPROACH: Rounded to

Land	9,282 s.f. @ \$4.47±	\$ 41,500
Improvements	1,808 s.f. @ \$2.00	\$3,616
	1,694 s.f. @ 2.00	3,388
	1,512 s.f. @ 2.00	3,024
	2,176 s.f. @ 2.50	5,440
	1,437 s.f. @ 2.00	2,874
		<u>18,342</u>

MARKET COMPARISON:

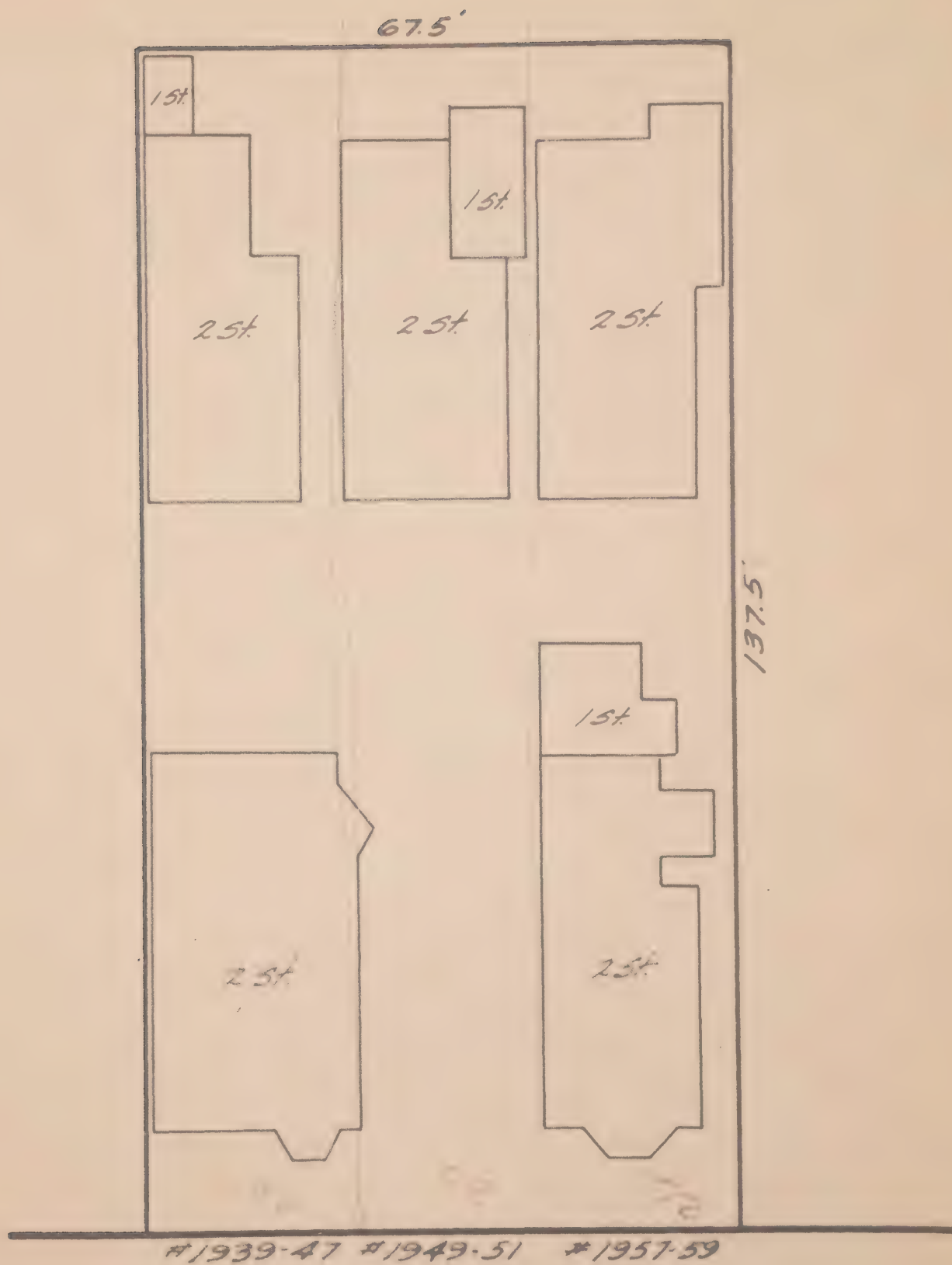
Sales Most Comparable	None		
	9,282 s.f. @ \$ 6.50	\$ 60,333	60,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
11-4 rms.	75	75	825 x 75 = 61,875
			61,900

LAND	\$ 41,500
IMPROVEMENTS	<u>18,500</u>

MARKET VALUE OF PROPERTY \$ 60,000



O'FARRELL STREET



APPRAISAL

25-2

OWNER: Veronica Casassa 37
PROPERTY ADDRESS: 1929-35 0'Farrell

PARCEL NO. 728-29, -30
DATE ACQ:

OWNER'S ADDRESS: 1515 Redwood Hwy., Corte Madera IRS: No
ZONING: R-4 PRESENT USE: Flats CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 2,660.00
Impe. 4,550.00
\$ 7,210.00

TAXES: \$ 599.16

LAND: DIMENSION Irregular - 5,938 s.f.

IMPROVEMENTS: Condition Good Effective Age 60 ±
(29) 3 st. fr. str. with stg. bsmt., 1-2 rm. & 1-3 rm. units on 1st flr. and 2-3 rm. units ea. on 2nd & 3rd flrs.
1 st. single family dwelling with 4 rms. and stg. bsmt.
(30) 2 st. fr. str. with 2 rm. bsmt. apt., 5 rms. on 1st flr. and 6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	5,938 s.f. @ \$4.46+	\$ 26,500	
Improvements (29)	7,210 s.f. @ \$1.50	\$10,815	
(29)	778 s.f. @ 1.50	1,167	
(30)	4,464 s.f. @ 1.50	6,696	
		18,678	
		45,178	\$45,200

MARKET COMPARISON:

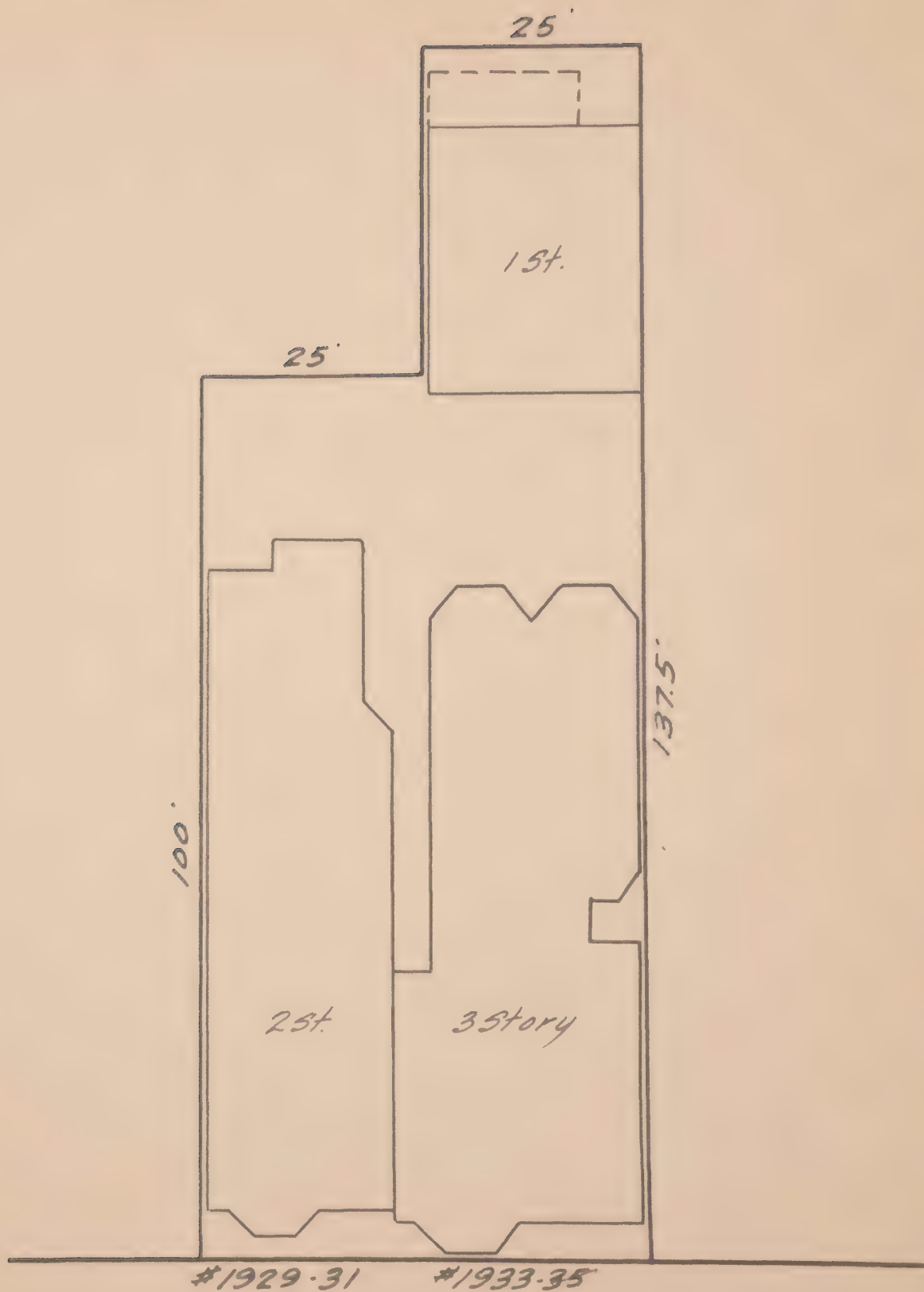
Sales Most Comparable			
5,938 s.f. @ \$ 7.00	\$ 41,566	41,600	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
(29) 1-2 rm.	Refused	\$ 45	\$ 45	
1-3 rm.	"	60	60	
4-3 rms.	"	60	240	
(29) 4 rms.	"	60	60	
(30) 5 rms.	"	65	65	
6 rms.	"	70	70	
			540 x 80	43,200

LAND	\$ 26,500
IMPROVEMENTS	16,500

MARKET VALUE OF PROPERTY \$ 43,000



O'FARRELL

STREET

BLOCK 729

BLOCK 729

	NAME	LAND	IMPS	TOTAL
-1	Eddie Mattox	\$ 22,500	\$ 67,500	90,000
-2	Charles Gomez	10,000	5,000	15,000
-3	Lucy Cotter	10,000	2,500	12,500
-4	Willie Jackson et ux	10,000	10,500	20,500
-5	Conrad Jackson	10,000	17,500	27,500
-6	Tessie Hartman et al	10,000	4,500	14,500
-7	Dennis Capiti et al	10,000	18,500	28,500
-8	Frances L. Yep	11,000	25,500	36,500
-9	Denis T. Murphy	10,000	30,000	40,000
-10	Heirs & Devisees of Est. of Vera L. Stark	10,000	9,500	19,500
-11	Florence G. Herold	10,000	5,000	15,000
-12	Ida Lee Jones	10,000	4,500	14,500
-13	Title Ins. & Trust Co.	11,000	10,500	21,500
-14,-15	Calif. Podiatry College	42,000	3,000	45,000
-17	Annie M. Johnson et al	20,000	18,500	38,500
-18	Alma Burleson	11,000	11,500	22,500
-19	Jerry Diggs	10,000	4,500	14,500
-20	Femie W. Horton	10,000	12,500	22,500
-21	Ertha Reed et ux	10,000	6,500	16,500
-22	Del-Camp Inv. Inc.	10,000	9,500	19,500
-23	James Hill et ux	10,000	10,000	20,000
-24	Oliver Johnson et ux	11,000	19,000	30,000
-25	Nathan Robinson et ux	10,000	9,000	19,000
-26	Vas T. Clark et al	12,000	17,000	29,000
-27	Frank Furtch et ux	8,000	9,500	17,500
-28	Lexton Williams	10,000	22,000	32,000
-29	Heirs & Devisees of Philomene Daigle	11,000	15,500	26,500
-30	Rogers Burton	10,000	21,000	31,000

BLOCK 729 Cont.

	NAME	LAND	IMPS	TOTAL
-36	Calif. Podiatry College	\$ 20,000	\$ 1,000	\$ 21,000
-38	Clara G. Adkins	10,000	8,000	18,000
-39	Wm. Key et ux	8,500	10,000	18,500
-40	Frank Seifert et al	11,000	37,000	48,000
-41	John C. Ewald	10,000	3,500	13,500
-42	R.W. Pollock et ux	<u>11,500</u>	<u>3,500</u>	<u>15,000</u>
		\$410,500	\$463,000	\$873,500

APPRAISAL

32-1

OWNER: Eddie Mattox
PROPERTY ADDRESS: 1265 Pierce St.

PARCEL NO. 729-1
DATE ACO: 10-22-54

OWNER'S ADDRESS: 718 47th Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,000.00
Imps. 9,800.00
\$ 12,800.00

TAXES: \$ 1,063.68

LAND: DIMENSION 50 x 90 = 4,500

IMPROVEMENTS: Condition Fair

Effective Age 60

3 st. fr. str. with 6-4 rm. apts. on ea. flr. Bsmt. is for stg. only.

SUMMATION APPROACH:

Rounded to

Land 4,500 s.f. @ \$5.00
Improvements 11,808 s.f. @ 5.80

\$ 22,500
68,486
90,986

\$91,000

MARKET COMPARISON:

Sales Most Comparable 793-20; 1153-6
4,500 s.f. @ \$ 20.00

\$ 90,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
18-4 rm.	58 ea.	60 ea.	1,080 x 85	91,800

LAND \$ 22,500
IMPROVEMENTS 67,500

MARKET VALUE OF PROPERTY \$ 90,000

APPRAISAL

OWNER: Charles Gomez
 PROPERTY ADDRESS: 1239-41 Pierce

PARCEL NO. 729-2
 DATE ACQ: 1-31-49

OWNER'S ADDRESS: 1241 Pierce

IRS: -
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
 Impe. 1,000.00
 \$ 2,200.00

TAXES: \$ 182.82

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. fr. str. with 1-3 rm. flat on 1st flr. and 1-4 rm. flat on 2nd flr. There is a small att. garage.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,888 s.f. @ 2.80	\$5,286	
Garage	137 s.f.	100	
		5,386	
		15,386	\$15,400

MARKET COMPARISON:

Sales Most Comparable	730-2; 1126-25; 1100-25		
2,250 s.f. @ \$ 6.70	\$ 15,075	15,100	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	60		70	
1-4 rm.	Owner		80	
			150 x 100	15,000

LAND	\$ 10,000
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 15,000

APPRAISAL

32-15

OWNER: Lucy Cotter
PROPERTY ADDRESS: 1233 Pierce

PARCEL NO. 729-3
DATE ACQ: 7-1-60

OWNER'S ADDRESS: 118 Otsego Ave.

IRS: \$5.50
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 1,200.00
Imps. 800.00
\$ 2,000.00

TAXES: \$ 166.20

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 st. fr. str. with high bsmt. gar. that extends to the rear of the lot.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	979 s.f. @ 1.50	\$1,469	
Garage	2,172 s.f. @ 0.50	<u>1,086</u>	
		2,555	
		<u>12,555</u>	\$12,600

MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27
2,250 s.f. @ \$5.60

\$ 12,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 12,500

APPRAISAL

32-16

OWNER: Willie Jackson et ux
PROPERTY ADDRESS: 1229-31 Pierce

PARCEL NO: 729-4
DATE ACQ: 1-20-59

OWNER'S ADDRESS: 1231 Pierce

IRS: \$13.75
CONSID: \$20,500 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
Imps. 1,300.00
\$ 2,500.00

TAXES: \$ 207.76

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

Front bldg. - 2 st. fr. str. with bsmt. gar. There is 1-4 rm. flat on the 1st flr. and 1-5 rm. flat on the 2nd flr.
Rear bldg. - 2 st. fr. str. with 1-4 and 1-5 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements			
Front	1,885 s.f. @ \$3.50	\$6,598	
Rear	1,300 s.f. @ 3.00	<u>3,900</u>	
		10,498	
		<u>20,498</u>	\$20,500

MARKET COMPARISON:

Sales Most Comparable	1100-16; 1101-10		
	2,250 s.f. @ \$ 9.10	\$ 20,475	20,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Owner		65
1-5 rm.	62.50		75
1-4 rm.	54		65
1-5 rm.	62.50		75
			<u>280</u> x 75
			21,000

LAND	\$ 10,000
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 20,500

APPRAISAL

32-21

OWNER: Conrad Jackson
PROPERTY ADDRESS: 1221-25 Pierce

PARCEL NO. 729-5
DATE ACQ: 1-3-44

OWNER'S ADDRESS: 1225 Pierce

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,200.00
Imps. 1,600.00
\$ 2,800.00

TAXES: \$ 232.68

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Fair-to-good

Effective Age 65

3 st. fr. str. containing 3-3 rm. apts. and 3-2 rm. apts. ea. with bath and kitchen. This bldg. is a conversion.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	3,768 s.f. @ 5.00	18,840	
		<u>28,840</u>	\$28,800

MARKET COMPARISON:

Sales Most Comparable	775-18; 775-22; 1080-5		
	2,250 s.f. @ \$ 12.30	\$ 27,675	27,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-2 rms.	50 ea.		150	
1-3 rm.	55		55	
1-3 rm.	60		60	
1-3 rm.	Owner		60	
			<u>325</u> x 85 =	
			27,625	27,600

LAND	\$ 10,000
IMPROVEMENTS	<u>17,500</u>

MARKET VALUE OF PROPERTY \$ 27,500

APPRAISAL

32-27

OWNER: Frances L. Yep
PROPERTY ADDRESS: 1700 Eddy

PARCEL NO: 729-8
DATE ACQ:

OWNER'S ADDRESS: c/o Durst, 1205 Pierce #1

IRS:

ZONING: R-3

PRESENT USE: Store & apts.

CONSID:

BEST USE:

N.S.

Same

ASSESSED VALUE: Land \$ 1,960.00
Imps. 3,750.00
\$ 5,710.00

TAXES: \$ 474.50

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 65

3 st. fr. str. with a store and 1-4 rm. apt. on the 1st flr. and 1-4 rm. & 1-5 rm. apt. on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$4.89+
Improvements 5,680 s.f. @ 4.50

\$ 11,000
25,560
36,560

\$36,600

MARKET COMPARISON:

Sales Most Comparable 773-3; 771-3
2,250 s.f. @ \$ 16.30

\$ 36,675

36,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Owner		85	
1-4 rm.	Mgr.		60	
1-4 rm.	25		60	
1-5 rm.	Owner		70	
1-4 rm.	37.50		60	
1-5 rm.	Owner		70	
			405 x 90 =	
			36,450	36,500

LAND \$ 11,000
IMPROVEMENTS 25,500

MARKET VALUE OF PROPERTY \$ 36,500



APPRAISAL

OWNER: Denis T. Murphy
PROPERTY ADDRESS: 1704 Eddy St.

PARCEL NO. 729-9
DATE ACQ: 11-9-61

OWNER'S ADDRESS: 3853 22nd St.

IRS: \$9.35
CONSID: \$38,500
Apts. BEST USE: Same

ZONING: R-3 PRESENT USE:

ASSESSED VALUE: Land \$ 1,350.00
Imps. 4,000.00
\$ 5,350.00

TAXES: \$ 444.58

LAND: DIMENSION 30 x 75 = 2,250

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 st. fr. str. with bsmt. stg. There are 2-4 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	5,934 s.f. @ 5.20	30,857	
		<u>40,857</u>	\$40,900

MARKET COMPARISON:

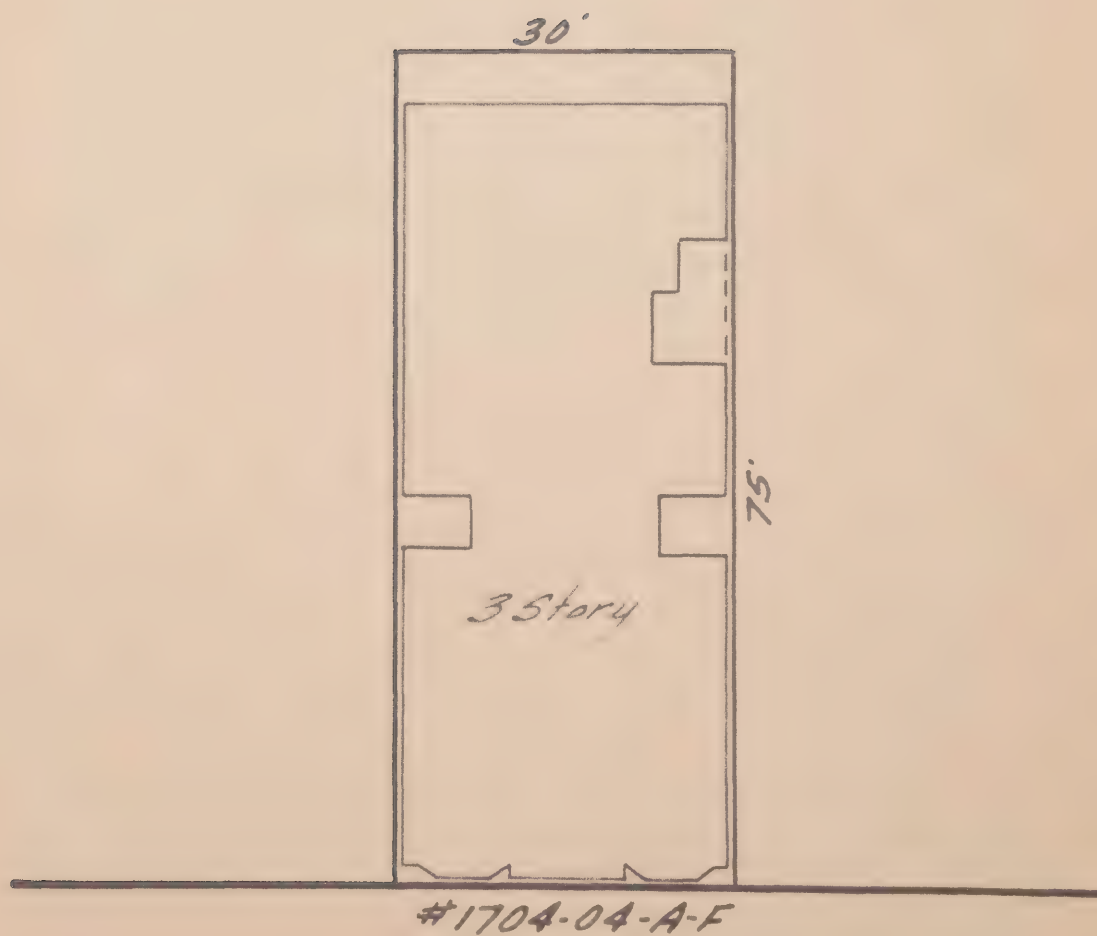
Sales Most Comparable	729-9; 1126-30; 749-2		
	2,250 s.f. @ \$ 17.80	\$ 40,050	40,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-4 rm.	\$70 to \$75	80	480 x 85	40,800

LAND	\$ 10,000
IMPROVEMENTS	30,000
	<u>40,000</u>

MARKET VALUE OF PROPERTY \$ 40,000



EDDY

STREET



APPRAISAL

32-29

Heirs & Devisees of Est. of Vera
 OWNER: L. Stark
 PROPERTY ADDRESS: 1720-22 Eddy St.

PARCEL NO. 729-10
 DATE ACQ:

OWNER'S ADDRESS: c/o Floyd V. Green - 2622 Irving IRS:
 ZONING: R-3 PRESENT USE: Apts. CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,350.00
 Imps. 1,500.00
 \$ 2,850.00 TAXES: \$ 236.84

LAND: DIMENSION 30 x 75 = 2,250 s.f.

IMPROVEMENTS: Condition Poor-to-very poor Effective Age 70
 2 st. fr. str. with 2 bsmt. apts. with low ceilings and in very
 poor condition. There is a 1-6 rm. flat on ea. of the 1st and
 2nd flrs.

SUMMATION APPROACH

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	4,888 s.f. @ 2.00	9,776	
		<u>19,776</u>	\$19,800

MARKET COMPARISON:

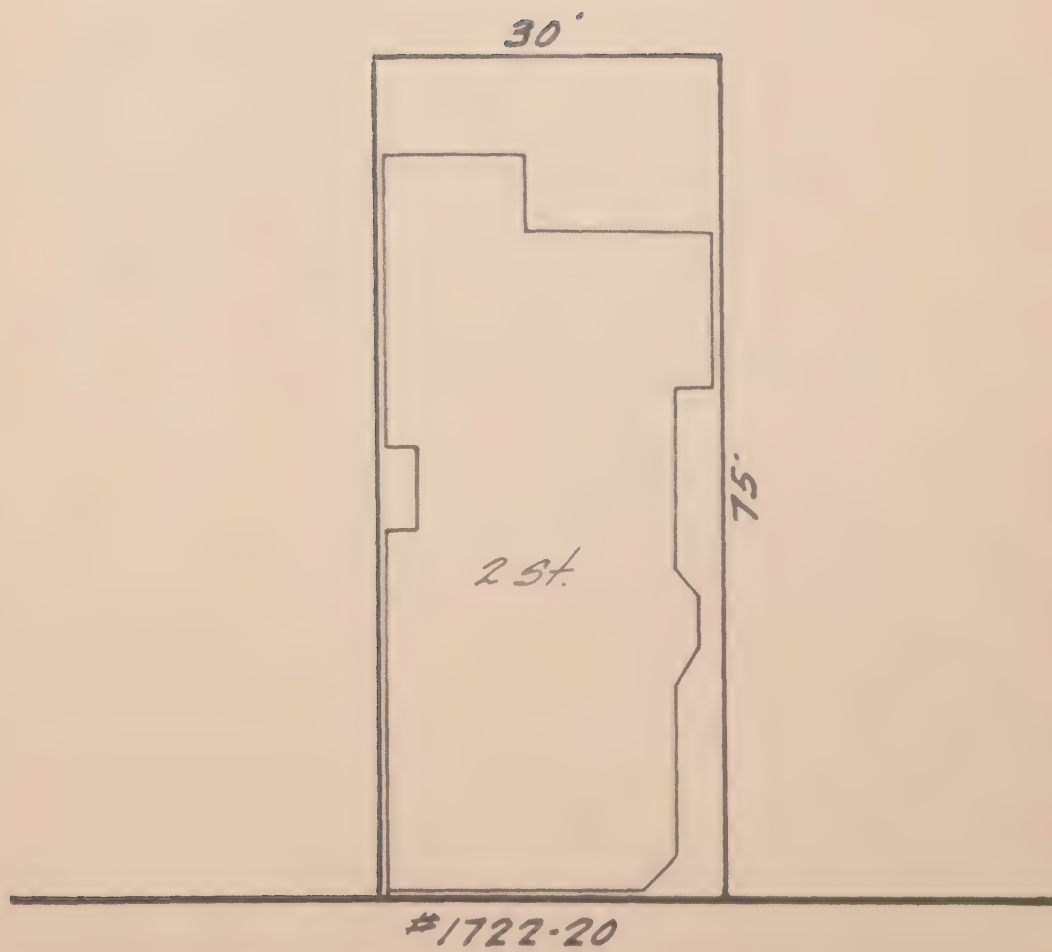
Sales Most Comparable 797-5; 778-3; 795-14
 2,250 s.f. @ \$ 8.70 \$ 19,575 19,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	Refused	25	25	
1-4 rm.	"	35	35	
2-6 rm.	"	85 ea.	170	
			<u>230</u> x 85 =	
			19,550	19,600

LAND	\$ 10,000
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 19,500



EDDY STREET



APPRAISAL

32-30

OWNER: Florence G. Herold
PROPERTY ADDRESS: 1708 Eddy

PARCEL NO. 729-11
DATE ACQ: 10-10-14

OWNER'S ADDRESS: 1708 Eddy

IRS: -
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,350.00
Imps. 450.00
\$ 1,800.00

TAXES: \$ 149.58

LAND: DIMENSION 30 x 75 = 2,250

IMPROVEMENTS: Condition Good

Effective Age 70 ±

2 st. fr. str. containing 7 rms.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000
Improvements	1,651 s.f. @ 3.00	4,953
		<u>14,953</u>

\$15,000

MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27; 1051-6A

2,250 s.f. @ \$ 6.70 \$ 15,075

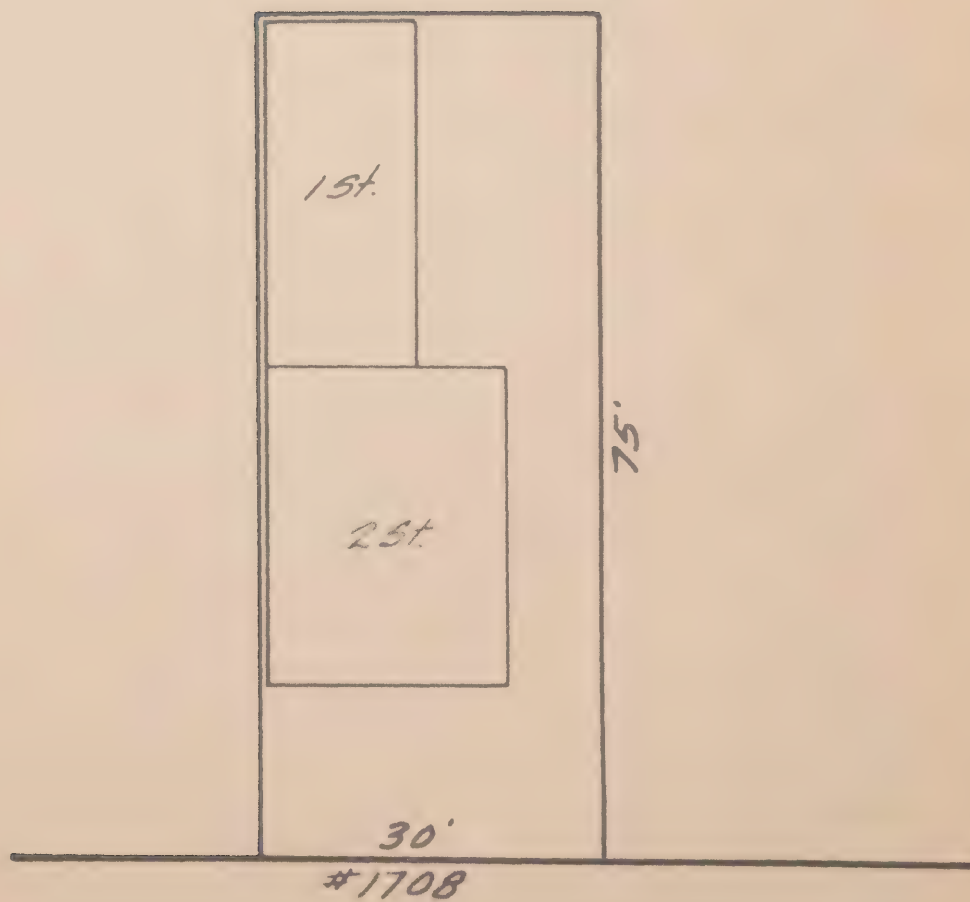
15,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 15,000



EDDY STREET



APPRAISAL

32-31

OWNER: Ida Lee Jones
PROPERTY ADDRESS: 1710 Eddy

PARCEL NO. 729-12
DATE ACQ:

OWNER'S ADDRESS: 1710 Eddy

IRS:
CONSID:

ZONING: R-3 PRESENT USE: Single family BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00
Imps. 550.00
\$ 1,900.00

TAXES: \$ 157.90

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Good

Effective Age 70 ±

1 st. fr. str. used as a single family dwelling. There are 5 rms.,
2 baths and 1 att. garage.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,083 s.f. @ 4.00	\$4,332	
Garage	184 s.f.	<u>300</u>	
		4,632	
		<u>14,632</u>	\$14,600

MARKET COMPARISON:

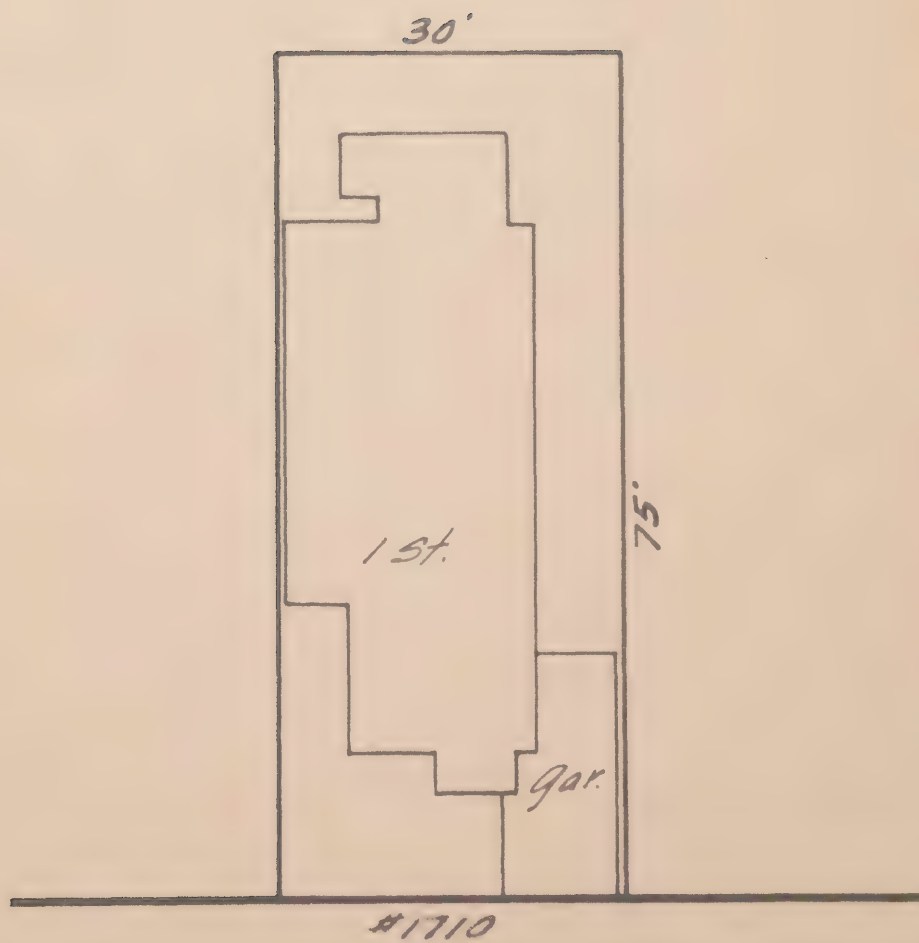
Sales Most Comparable	803-24; 804-27; 1051-6A		
	2,250 s.f. @ \$ 6.50	\$ 14,625	14,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 14,500



EDDY STREET



APPRAISAL

32-32

OWNER: Title Ins. & Trust Co.
PROPERTY ADDRESS: 1740 Eddy St.

PARCEL NO. 729-13
DATE ACQ:

OWNER'S ADDRESS: 240 Van Ness Ave.

IRS: No.
CONSID: N.S.

ZONING: R-3

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,770.00
Impr. 1,550.00
\$ 3,320.00

TAXES: \$ 275.90

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

2 st. fr. str. with det. gar. There is a grocery store on the 1st flr. and 2-3 rm. apts. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89±	\$ 11,000	
Improvements	3,575 s.f. @ 3.00	\$10,725	
Garage	180 s.f.	200	
		<u>10,925</u>	
		21,925	\$21,900

MARKET COMPARISON:

Sales Most Comparable	769-6; 781-24; 782-29	
2,250	s.f. @ \$ 9.60	\$ 21,600

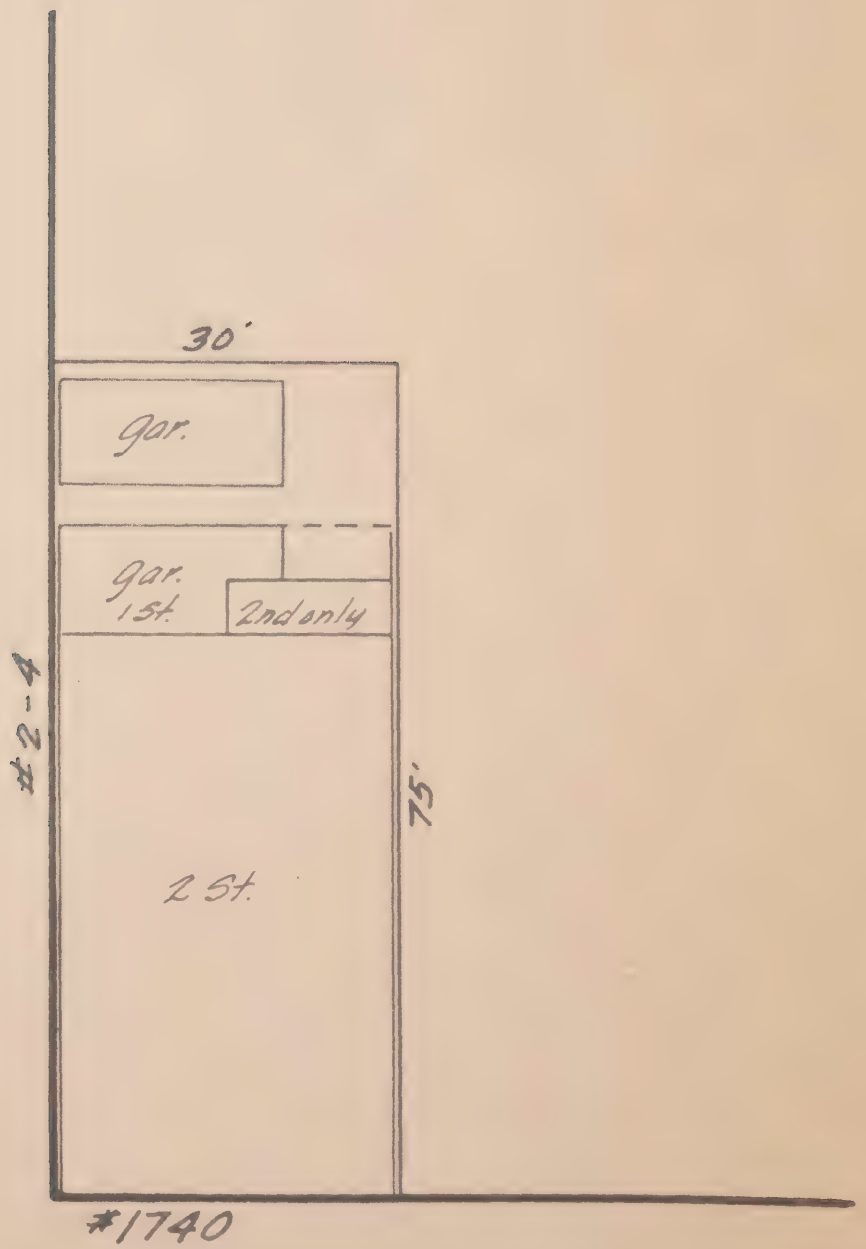
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	175		125
2-3 rms.	?	60	120
1-garage	?		7
			<u>252 x 85 =</u>
			21,420
			21,400

LAND	\$ 11,000
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 21,500

FARREN STREET



EDDY STREET



APPRAISAL

32-12 pta sec 16, 31-34

OWNER: Calif. Podiatry College
PROPERTY ADDRESS: 1760-66 Eddy St.

PARCEL NO. 729-14, -15
DATE ACQ: 11-6-61

OWNER'S ADDRESS: 1760 Eddy St.

IRS: \$49.50 (14)
CONSID: \$45,000
BEST USE: Podiatry School

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,150.00
 Impe. 2,950.00
 \$ 6,100.00

TAXES: \$ 445.42

LAND: DIMENSION 60 x 75 = 4,500 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3-2 st. fr. strs. with bsmt. stg. Ea. bldg. has 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$9.33±	\$ 42,000	
Improvements			
1760-62 Eddy St. (sustaining use)	\$1,000		
1764-66 Eddy St. (sustaining use)	1,000		
5 Farren St. (sustaining use)	1,000	3,000	
		45,000	\$45,000

MARKET COMPARISON:

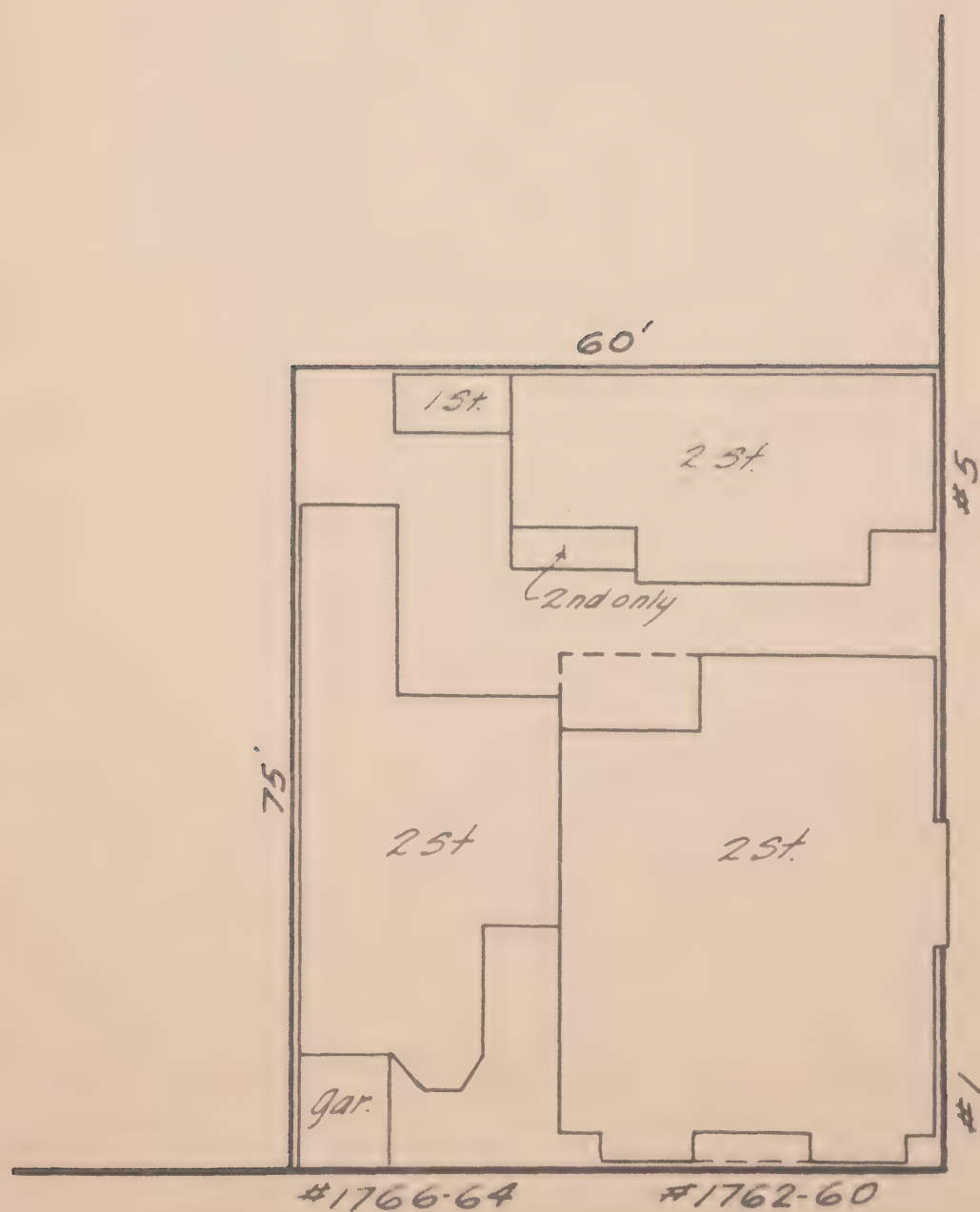
Sales Most Comparable			
4,500 s.f. @ \$ 10.00	\$		45,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

These parcels were purchased by the Podiatry School as plottage. According to the owner, the imp. are to be demolished and replaced by an administration bldg.

LAND	\$ 42,000
IMPROVEMENTS	3,000
MARKET VALUE OF PROPERTY	\$ 45,000



EDDY STREET

FARRER STREET



APPRAISAL

32-33

OWNER: Annie Mae Johnson et al
PROPERTY ADDRESS: 1776-84 Eddy

PARCEL NO. 729-17
DATE ACQ: 10-23-56

OWNER'S ADDRESS: 1782 Eddy

IRS: No
CONSID: No
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts. & store

ASSESSED VALUE: Land \$ 2,700.00
Imps. 2,250.00
\$ 4,950.00

TAXES: \$ 411.34

LAND: DIMENSION 60 x 75 = 4,500

s. f.

IMPROVEMENTS: Condition Very good

Effective Age 40 ±

Apts. - 2 st. fr. str. with bsmt. garages & stg. There are 2-3 rm.
apts. on 1st flr. and 2-4 rm. apts. on 2nd flr.
Store - 1 st. fr. str. containing a beauty shop.

SUMMATION APPROACH:

Rounded to

Land 4,500 s.f. @ \$4.44± \$ 20,000

Improvements

Apt. imps. 5,492 s.f. @ 2.80 \$15,378

Store " 830 s.f. @ 4.20 3,486

18,864
38,864

\$38,900

MARKET COMPARISON:

Sales Most Comparable 749-2; 773-3
4,500 s.f. @ \$ 8.60

\$

38,700

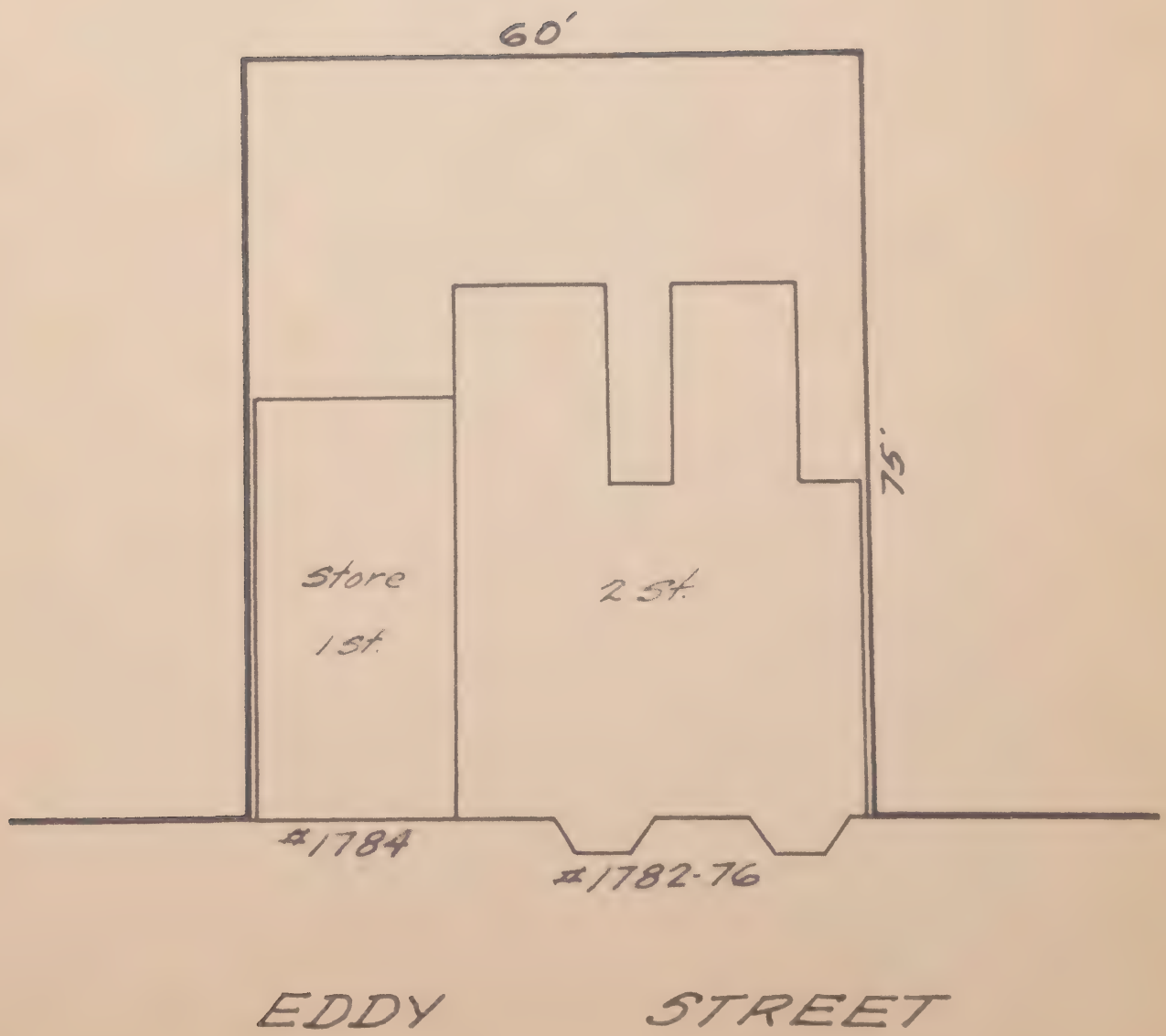
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Owner		85
1-4 rm.	85		85
2-3 rm.	65 ea.	75 ea.	150
1-store			110
			430 x 90
			38,700

Garages are incl. in apt. rent.

LAND \$ 20,000
IMPROVEMENTS 18,500

MARKET VALUE OF PROPERTY \$ 38,500





APPRAISAL

32-34

OWNER: Alma Burleson
PROPERTY ADDRESS: 1796 Eddy St.

PARCEL NO. 729-18
DATE ACQ: 4-28-53

OWNER'S ADDRESS: 1796 Eddy St.

IRS: \$12.65
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,790.00
 Impe. 1,300.00
 \$ 3,090.00

TAXES: \$ 256.78

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with 2-3 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89±	\$ 11,000
Improvements	3,020 s.f. @ 3.80	11,476
		<u>22,476</u>

\$22,500

MARKET COMPARISON:

Sales Most Comparable 1100-16; 779-18
2,250 s.f. @ \$ 10.00

\$ 22,500

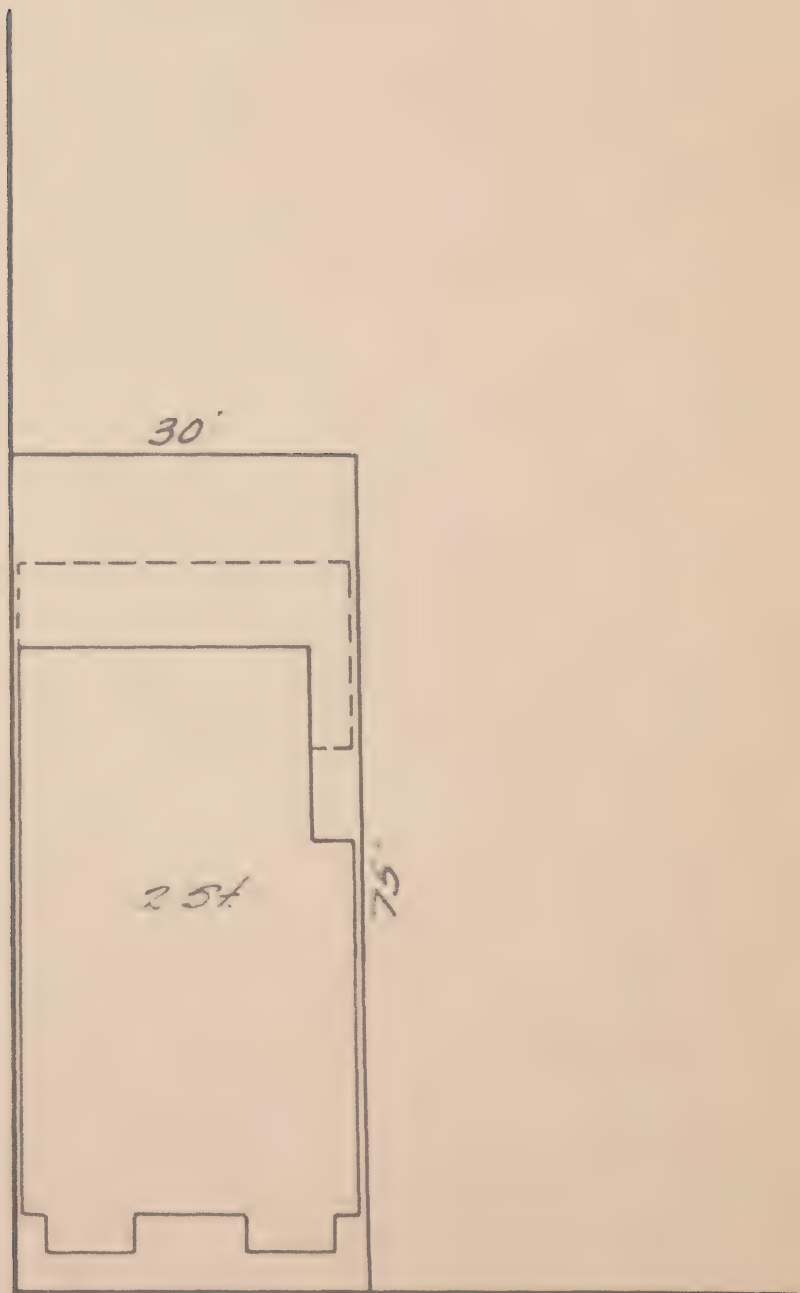
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3 rm.	75 ea.		300 x 75
			22,500

LAND	\$ 11,000
IMPROVEMENTS	11,500

MARKET VALUE OF PROPERTY \$ 22,500

SCOTT STREET



#1796-94

EDDY STREET



APPRAISAL

32-24

OWNER: Jerry Diggs
PROPERTY ADDRESS: 1206-08 Scott St.

PARCEL NO. 729-19
DATE ACQ: 1-17-62

OWNER'S ADDRESS: Unknown

IRS: \$16.00
CONSID: \$14,500 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,080.00
 Imps. 900.00
 \$ 1,980.00

TAXES: \$ 254.28

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. str. with 3 rm. apt. and covered driveway on 1st flr.
and 1-5 rm. apt. on 2nd flr. Shed in rear is no value.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	1,786 s.f. @ 2.50	4,465	
		<u>14,465</u>	\$14,500

MARKET COMPARISON:

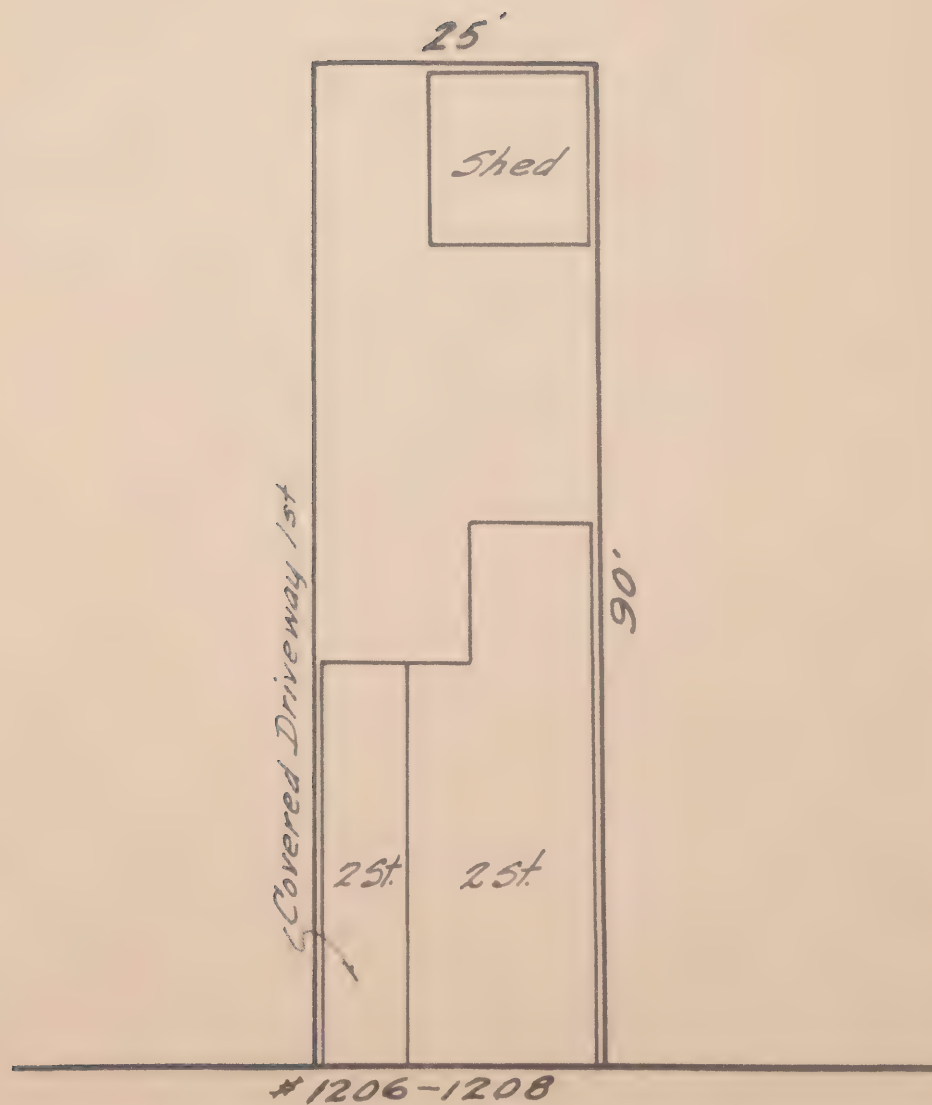
Sales Most Comparable	743-6A; 730-2; 1126-25		
	2,250 s.f. @ \$ 6.50	\$ 14,625	14,600

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
1-3 rm.	65		65	
1-5 rm.	80		80	
			<u>145</u> x 100	14,500

LAND	\$ 10,000
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 14,500



SCOTT STREET



APPRAISAL

32-23

OWNER: Femie W. Horton
PROPERTY ADDRESS: 1210 Scott

PARCEL NO. 729-20
DATE ACQ: 6-3-44

OWNER'S ADDRESS: 1210B Scott

IRS:
CONSID:
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,080.00
Imps. 2,800.00
\$ 3,880.00

TAXES: \$ 322.42

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

3 st. fr. str. with bsmt. gar. and stg. There is a 1-4 rm. flat on 1st flr. and 1-5 rm. flat on ea. of the 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	4,092 s.f. @ 3.20	13,094	
		<u>23,094</u>	\$23,100

MARKET COMPARISON:

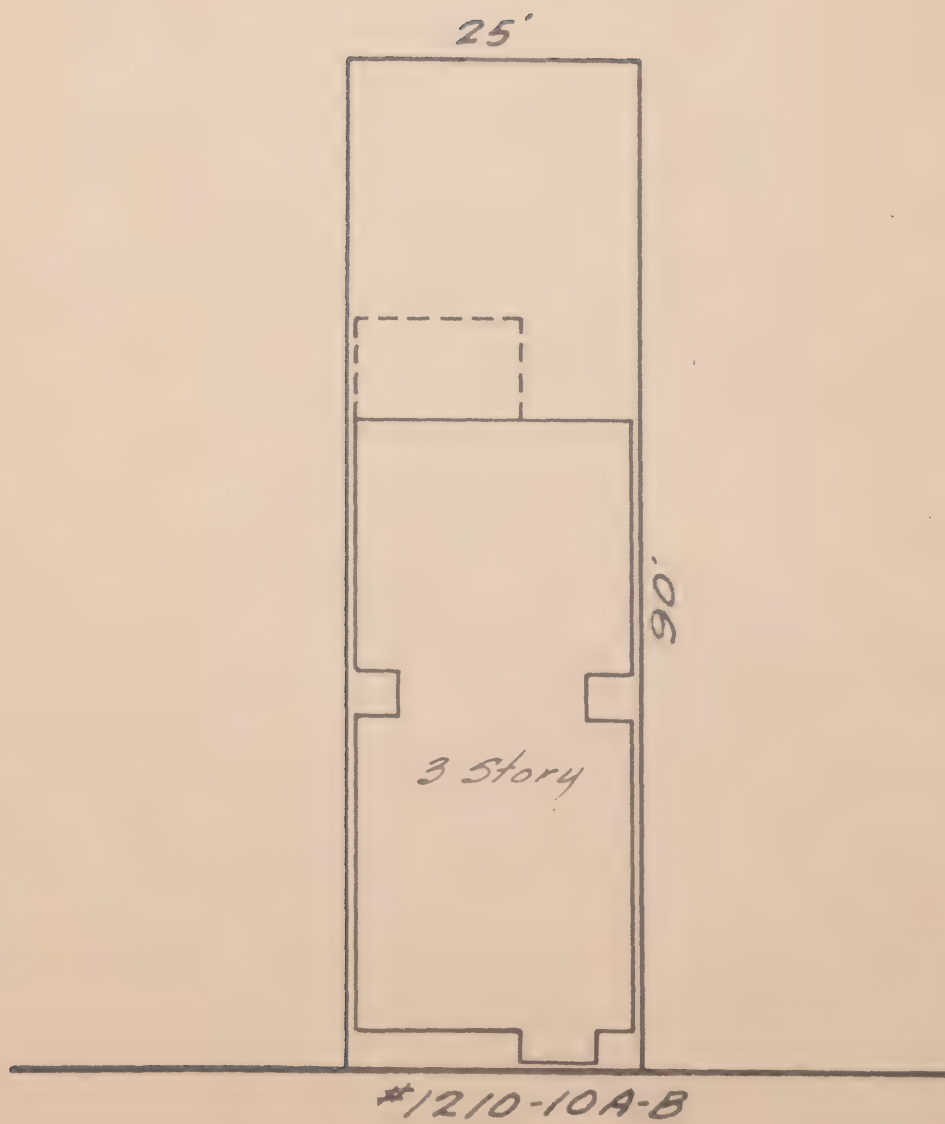
Sales Most Comparable 1126-29; 779-11; 707-14A
2,250 s.f. @ \$ 10.00 \$ 22,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Vacant		70	
2-5 rms.	?	80 ea.	160	
1-gar.	?		8	
			<u>238</u> x 95 =	
			22,610	22,600

LAND	\$ 10,000
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 22,500



SCOTT STREET



APPRAISAL

82-19

OWNER: Ertha Reed et ux
PROPERTY ADDRESS: 1212 Scott

PARCEL NO: 729-21
DATE ACQ: 7-25-61

OWNER'S ADDRESS: 157 Head

IRS: \$8.80
CONSID: Family
BEST USE: Apts-

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,080.00
Impr. 850.00
\$ 1,930.00

TAXES: \$ 160.38

LAND: DIMENSION 25 x 90 - 2,250

s.f.

IMPROVEMENTS: Condition Good

Effective Age 60

2 st. fr. single family dwelling with 3 rms. on 1st flr. and 4 on 2nd flr. The bldg. was rewired, painted and new plumbing in 1961.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,998 s.f. @ 3.50	6,993	
		<u>16,993</u>	\$17,000

MARKET COMPARISON:

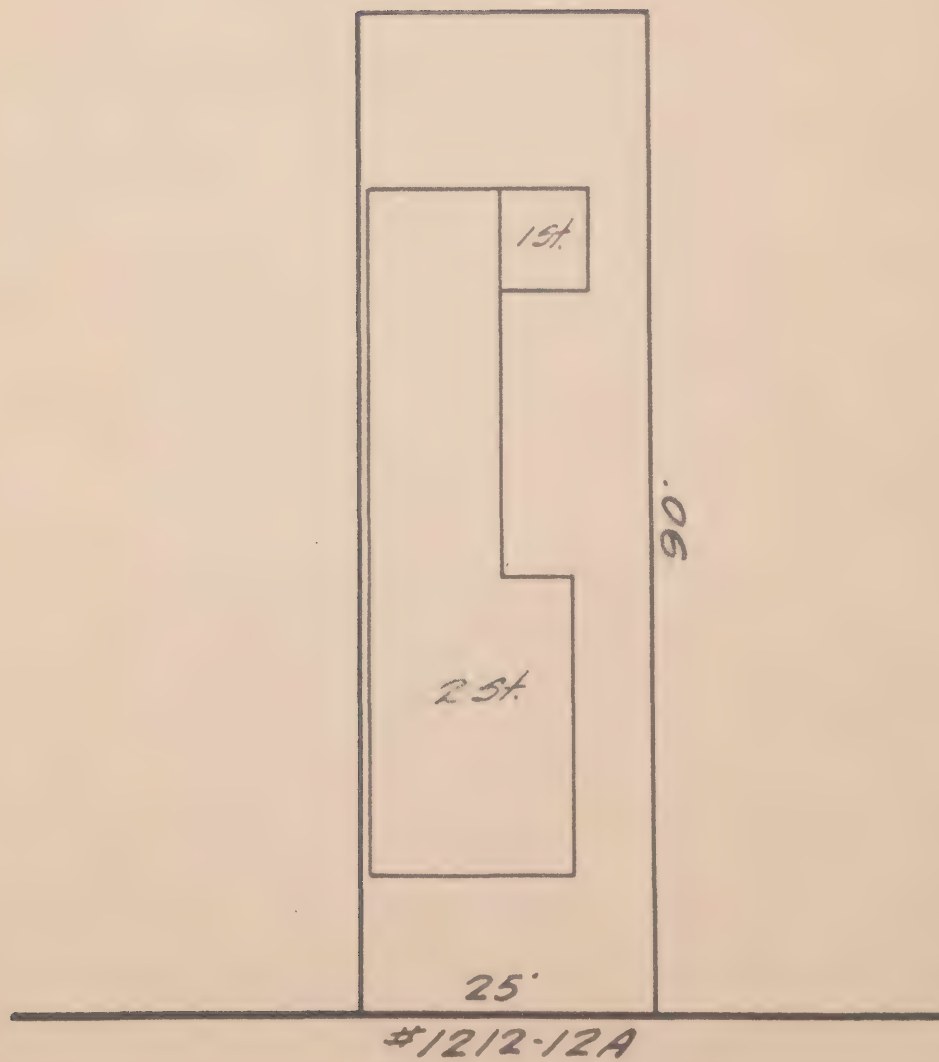
Sales Most Comparable	803-24; 804-27; 1154-25		
2,250 s.f. @ \$ 7.40		\$ 16,650	16,700

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 16,500



SCOTT STREET



APPRAISAL

32-18

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1214 Scott

PARCEL NO. 729-22
DATE ACQ: 7-8-58

OWNER'S ADDRESS: Unknown

IRS: 7.70
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,070.00
Impe. 1,400.00
\$ 2,470.00

TAXES: \$ 205.26

LAND: DIMENSION 24.75 x 90 = 2,228 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

2 st. fr. str. with bsmt. apt. There is a 1-3 rm. and 1-4 rm. apt. on ea. flr. The bsmt. apt. is illegal and vacant.

SUMMATION APPROACH:

Rounded to

Land	2,228 s.f. @ \$4.49+	\$ 10,000	
Improvements	4,080 s.f. @ 2.30	9,384	
		<u>19,384</u>	\$19,400

MARKET COMPARISON:

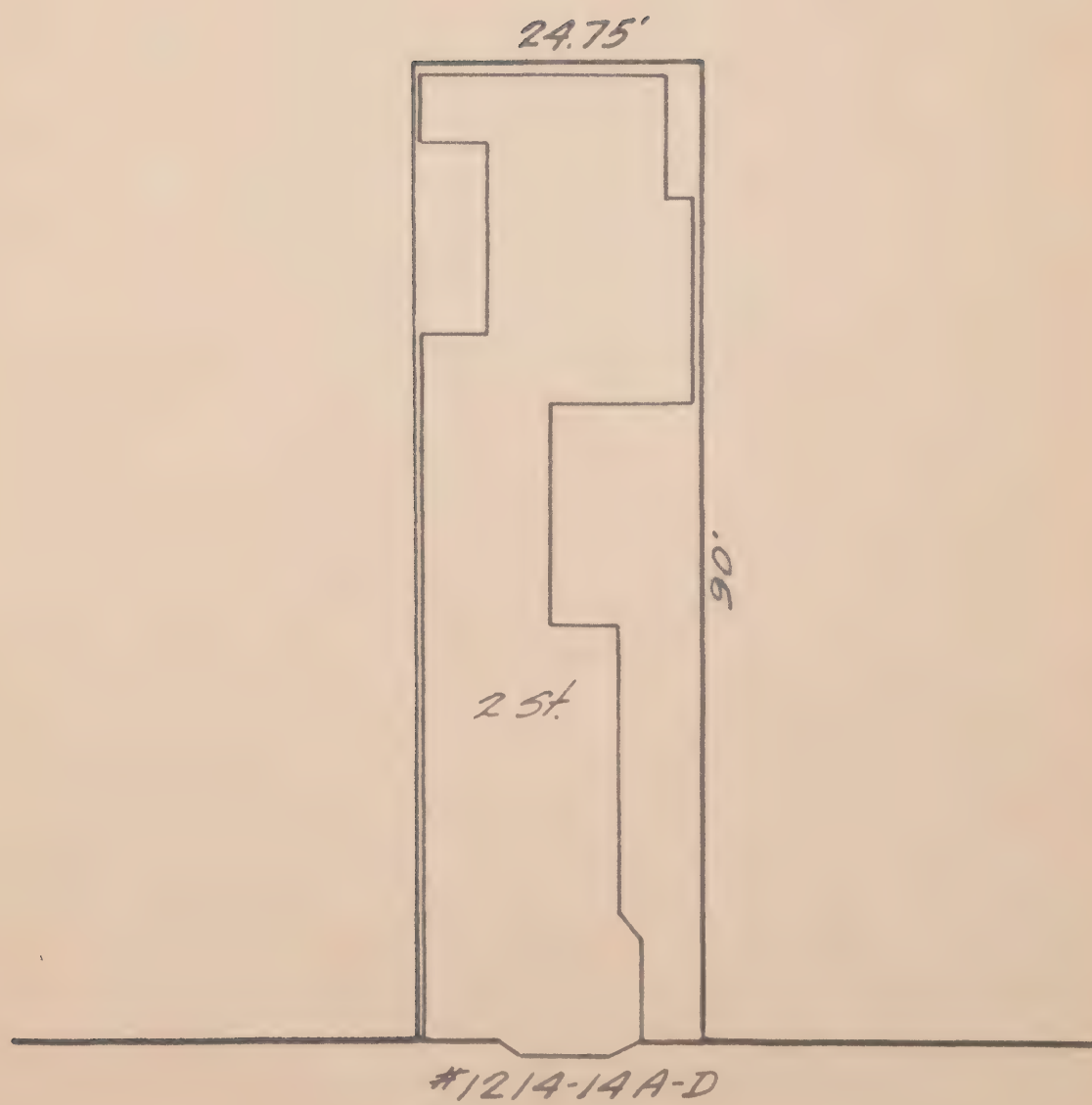
Sales Most Comparable 782-32; 779-18
2,228 s.f. @ \$ 8.80 \$ 19,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. apt.	Vacant		0	
2-4 rms,	65 ea.		130	
2-3 rms.	45 ea.		90	
			<u>220</u> x 90	19,800

LAND	\$ 10,000
IMPROVEMENTS	9,500

MARKET VALUE OF PROPERTY \$ 19,500



SCOTT STREET



APPRAISAL

32-11

OWNER: James Hill et ux
PROPERTY ADDRESS: 1250-52 Scott

PARCEL NO. 729-23
DATE ACQ: -

OWNER'S ADDRESS: 1250 Scott

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,090.00
Impe. 1,100.00
\$ 2,190.00

TAXES: \$ 181.98

LAND: DIMENSION 25.25 x 90 = 2,273

s.f.

IMPROVEMENTS: Condition Good

Effective Age 65

2 st. fr. str. with bsmt. gar. and stg. There is a 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,273 s.f. @ \$4.39+	\$ 10,000	
Improvements	2,836 s.f. @ 3.50	\$9,926	
Garage		500	
		<u>10,426</u>	
		20,426	\$20,400

MARKET COMPARISON:

Sales Most Comparable 797-5; 795-14; 730-31

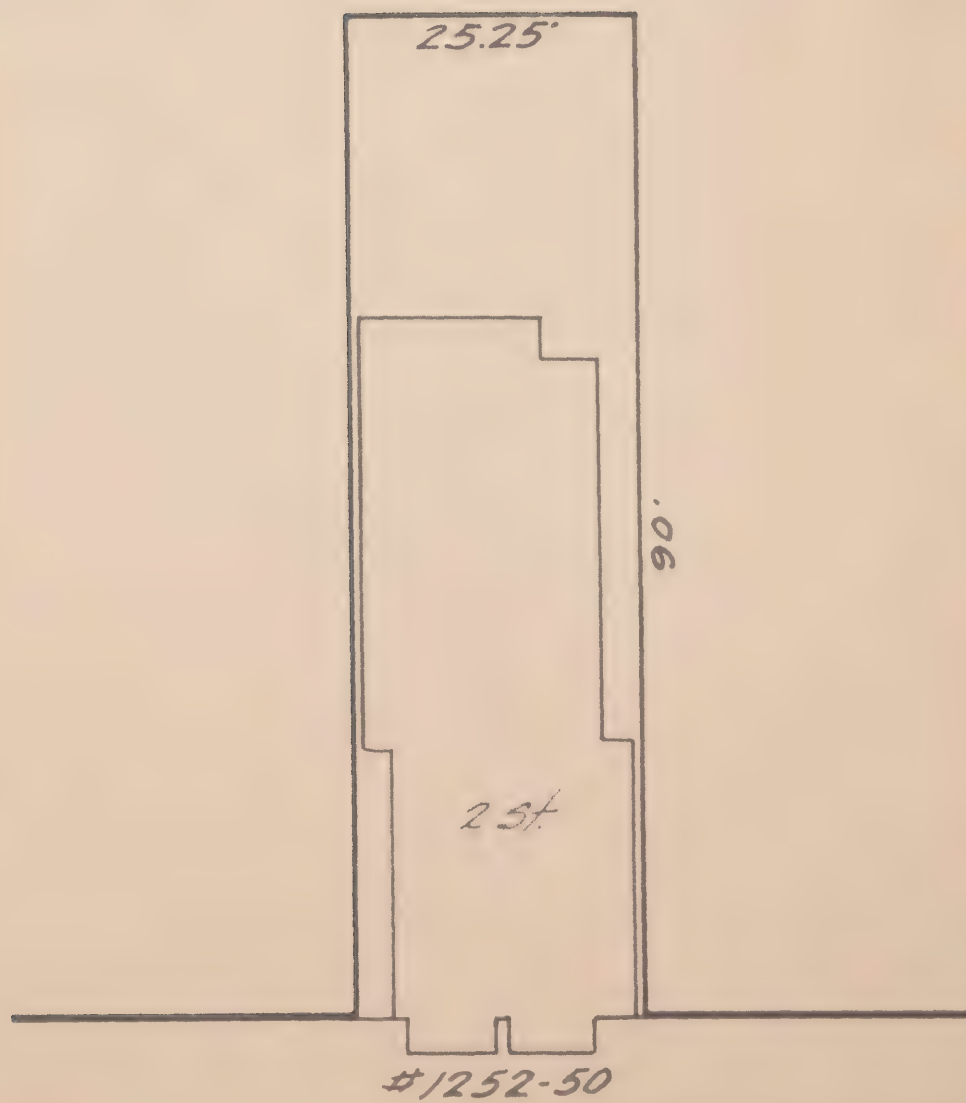
2,273 s.f. @ \$ 8.80 \$ 20,002 20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		90	
1-5 rm.	65		90	
1-gar.	?		10	
			<u>190</u> x 105 =	
			19,950	20,000

LAND	\$ 10,000
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 20,000



SCOTT STREET



APPRAISAL

32-10

OWNER: Oliver Johnson et ux
PROPERTY ADDRESS: 1893 Ellis

PARCEL NO. 729-24
DATE ACQ: 6-3-59

OWNER'S ADDRESS: 1327 Scott

IRS: \$19.80
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,790.00
Imps. 2,300.00
\$ 4,090.00

TAXES: \$ 339.88

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st, fr. str. with full conc. bsmt. There are 3 apts. on 1st flr. and 2 on the 2nd. No entry to 1st flr. Room count not available.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89±	\$ 11,000
Improvements	4,498 s.f. @ 4.00	\$17,992
Basement	2,205 s.f. @ 0.70	<u>1,544</u>
		19,536
		<u>30,536</u>

\$30,500

MARKET COMPARISON:

Sales Most Comparable 729-9; 1125-2A
2,250 s.f. @ \$ 13.70

\$ 30,825

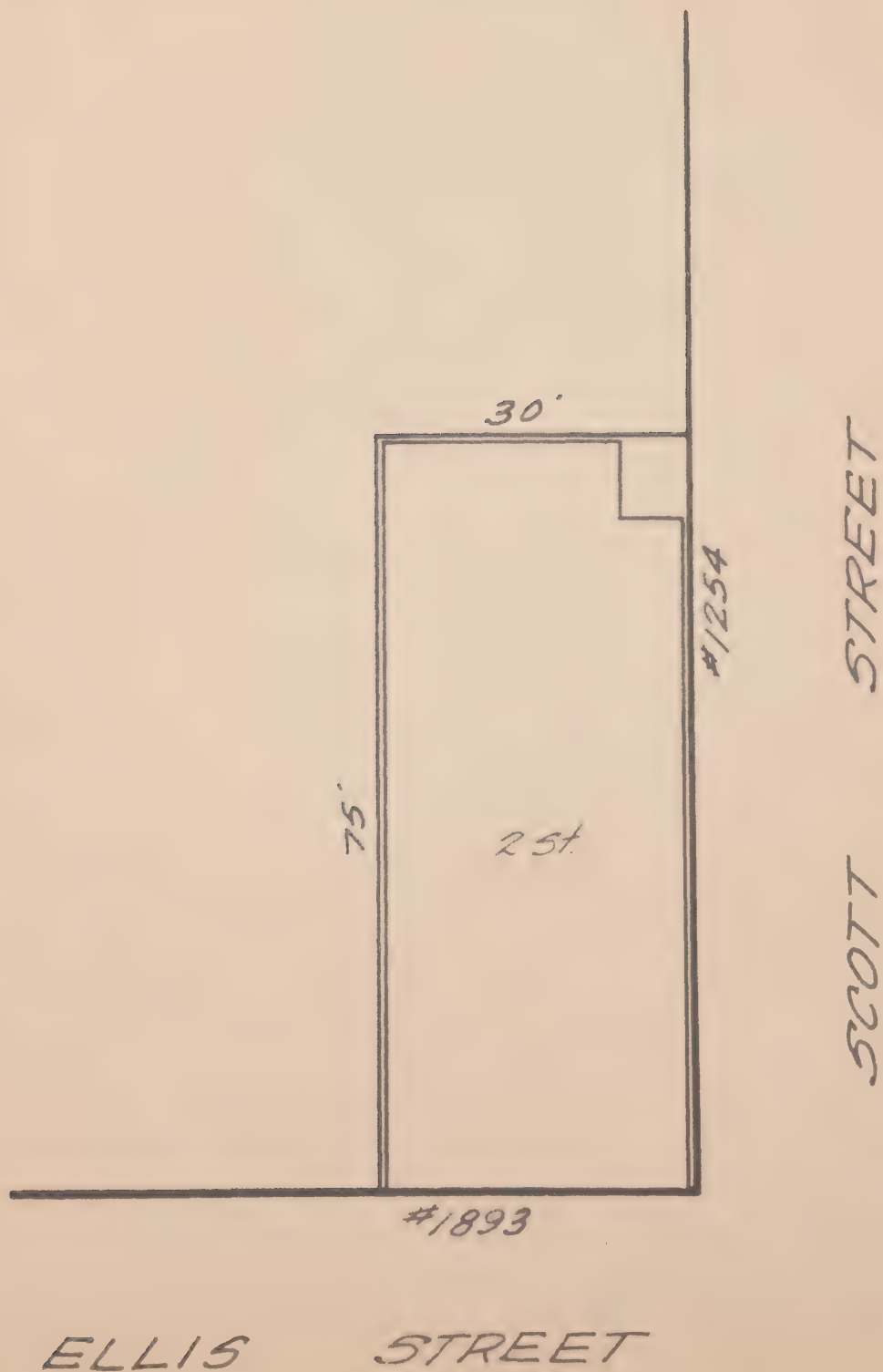
30,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1st flr.			
3 apts.	65	70 ea.	210
2nd flr.			
1-3 rm.	65	85	85
1-3 rm.	87.50	85	85
			<u>380</u> x 80
			30,400

LAND	\$ 11,000
IMPROVEMENTS	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 30,000





APPRAISAL

32-9

OWNER: Nathan Robinson et ux
PROPERTY ADDRESS: 1885-87 Ellis

PARCEL NO. 729-25
DATE ACQ: 1-16-61

OWNER'S ADDRESS: 1887 Ellis

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00
 Impe. 1,650.00
 \$ 3,000.00

TAXES: \$ 259.68

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. str. with bsmt. gar. and stg. The 1st flr. has 1-5 rm. flat and the 2nd flr. 1-6 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,918 s.f. @ 3.00	\$8,754	
	Garage	400	
		9,154	
		19,154	\$19,200

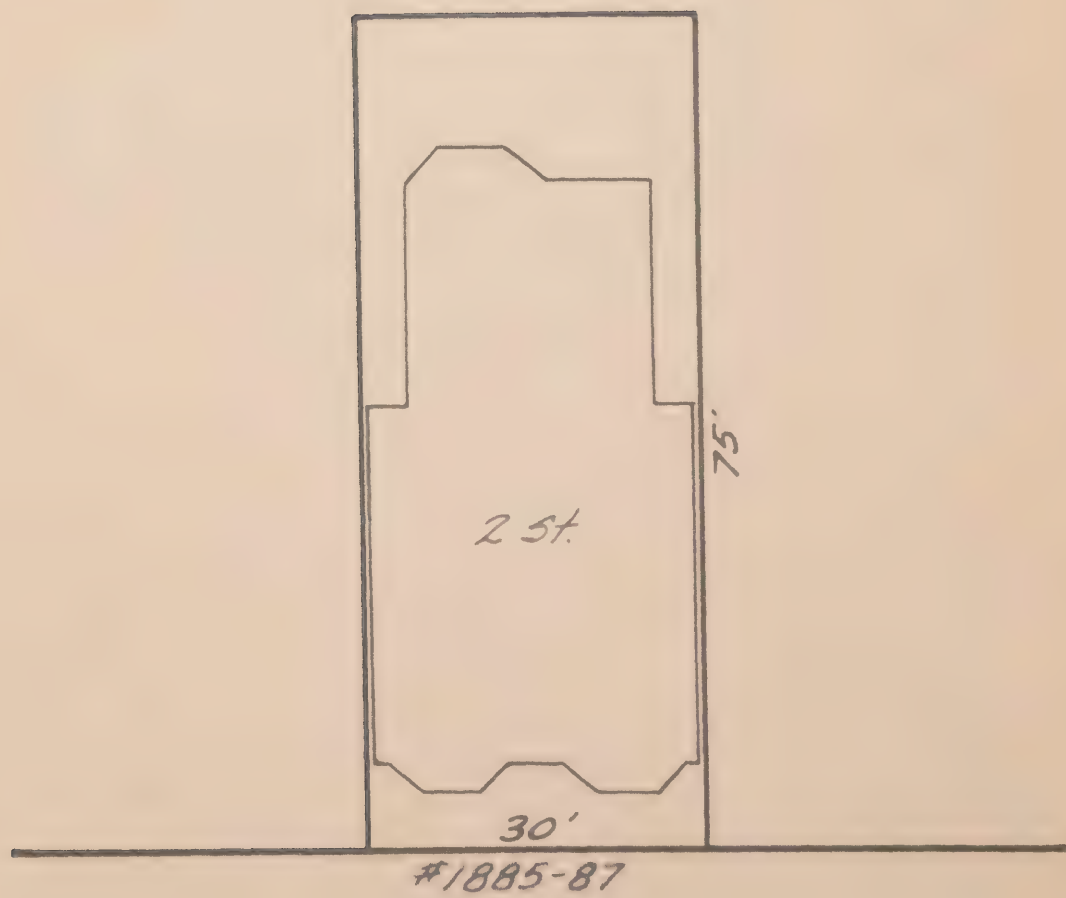
MARKET COMPARISON:

Sales Most Comparable	797-5; 1051-6		
	2,250 s.f. @ \$ 8.50	\$ 19,125	19,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	75		85	
1-6 rm.	Owner		90	
1-gar.	"		8	
			183 x 105 =	
			19,215	19,200

LAND	\$ 10,000
IMPROVEMENTS	9,000
MARKET VALUE OF PROPERTY	\$ 19,000



ELLIS STREET



APPRAISAL

32-8

OWNER: Vas T. Clark et al
PROPERTY ADDRESS: 1871-81 Ellis

PARCEL NO. 729-26
DATE ACQ: -

OWNER'S ADDRESS: c/o Johnnie Jackson
1873 Ellis
ZONING: R-3 PRESENT USE: Apts.

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,620.00
Imps. 2,300.00
\$ 3,920.00

TAXES: \$ 325.76

LAND: DIMENSION 36.08 x 75 = 2,706 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

3 st. fr. str. containing 2-4 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,706 s.f. @ \$4.43+	\$ 12,000	
Improvements	6,354 s.f. @ 2.80	17,791	
		<u>29,791</u>	\$29,800

MARKET COMPARISON:

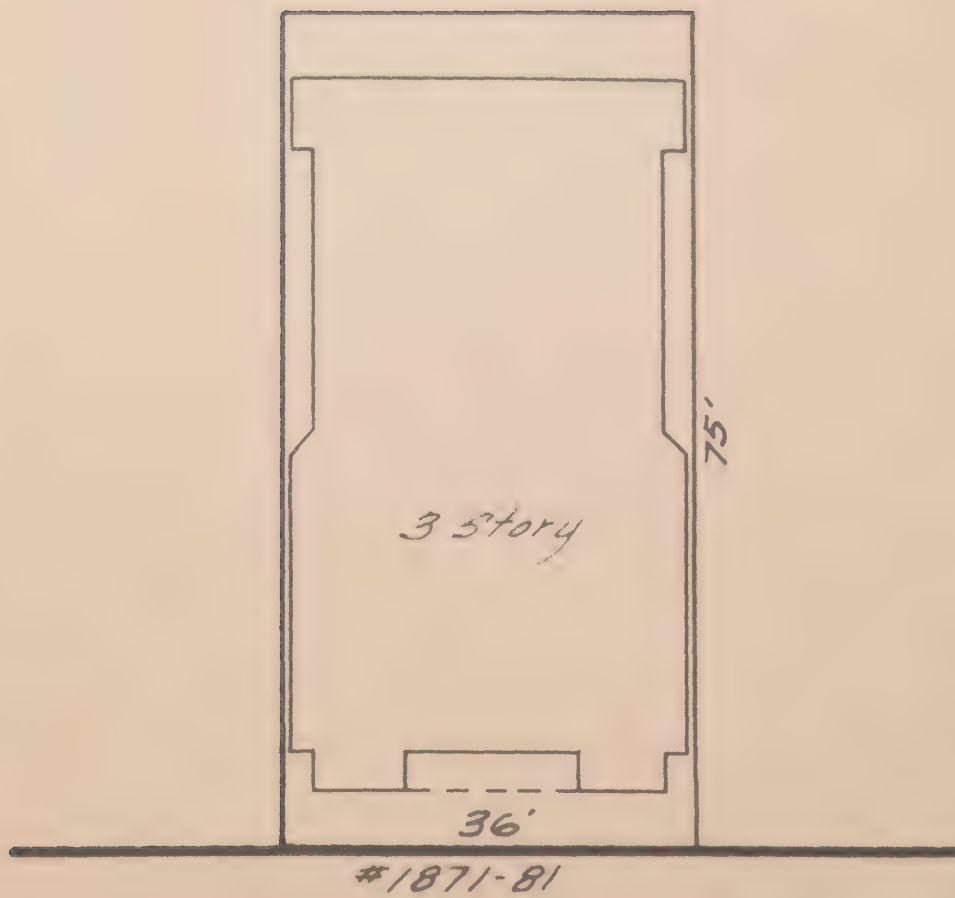
Sales Most Comparable	744-16; 1101-10; 729-9		
	2,706 s.f. @ \$ 10.80	\$ 29,225	29,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-4 rms.	?	70 ea.	420 x 70	29,400

LAND	\$ 12,000
IMPROVEMENTS	17,000

MARKET VALUE OF PROPERTY \$ 29,000



ELLIS STREET



APPRAISAL

32-7

OWNER: Frank Furtch et ux
PROPERTY ADDRESS: 1867-09 Ellis

PARCEL NO. 729-27
DATE ACQ: Prior 1947

OWNER'S ADDRESS: 1867-A Ellis

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,080.00
Impe. 1,200.00
\$ 2,280.00

TAXES: \$ 189.46

LAND: DIMENSION 23.92 x 75 = 1,794

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 st. fr. str. with 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,794 s.f. @ \$4.46+	\$ 8,000	
Improvements	3,072 s.f. @ 3.00	9,216	
		<u>17,216</u>	\$17,200

MARKET COMPARISON:

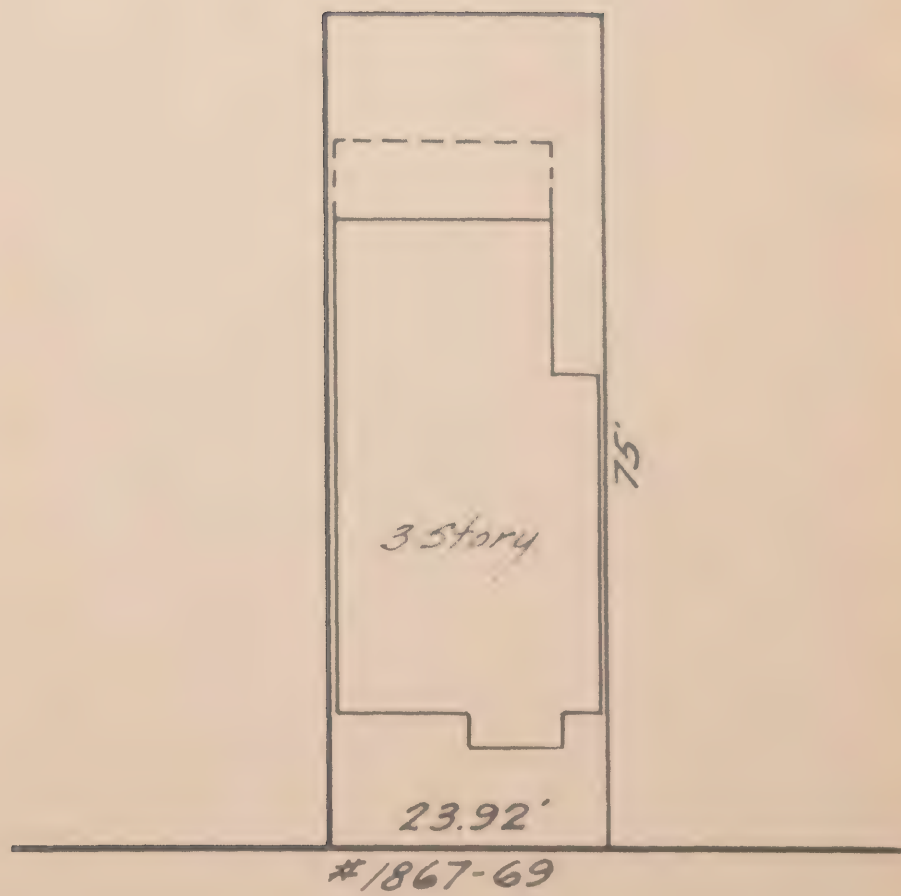
Sales Most Comparable
1,794 s.f. @ \$ 10.00 \$ 17,940 17,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st flr.	60		60	
2nd flr.	65		65	
3rd flr.	70		70	
			<u>195</u> x 90 =	
			17,550	17,600

LAND	\$ 8,000
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 17,500



ELLIS STREET



APPRAISAL

32-6

OWNER: Lexton Williams
PROPERTY ADDRESS: 1859-63 Ellis

PARCEL NO. 729-28
DATE ACQ: -

OWNER'S ADDRESS: 1859 Ellis

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00
 Imps. 5,000.00
 \$ 6,350.00

TAXES: \$ 527.68

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 +

3 st. fr. str. with bsmt. stg. There are 2 apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	5,487 s.f. @ 4.00	21,948
		<u>31,948</u>

\$31,900

MARKET COMPARISON:

Sales Most Comparable 795-16; 775-22; 1080-5
2,250 s.f. @ \$ 14.20

\$ 31,950

32,000

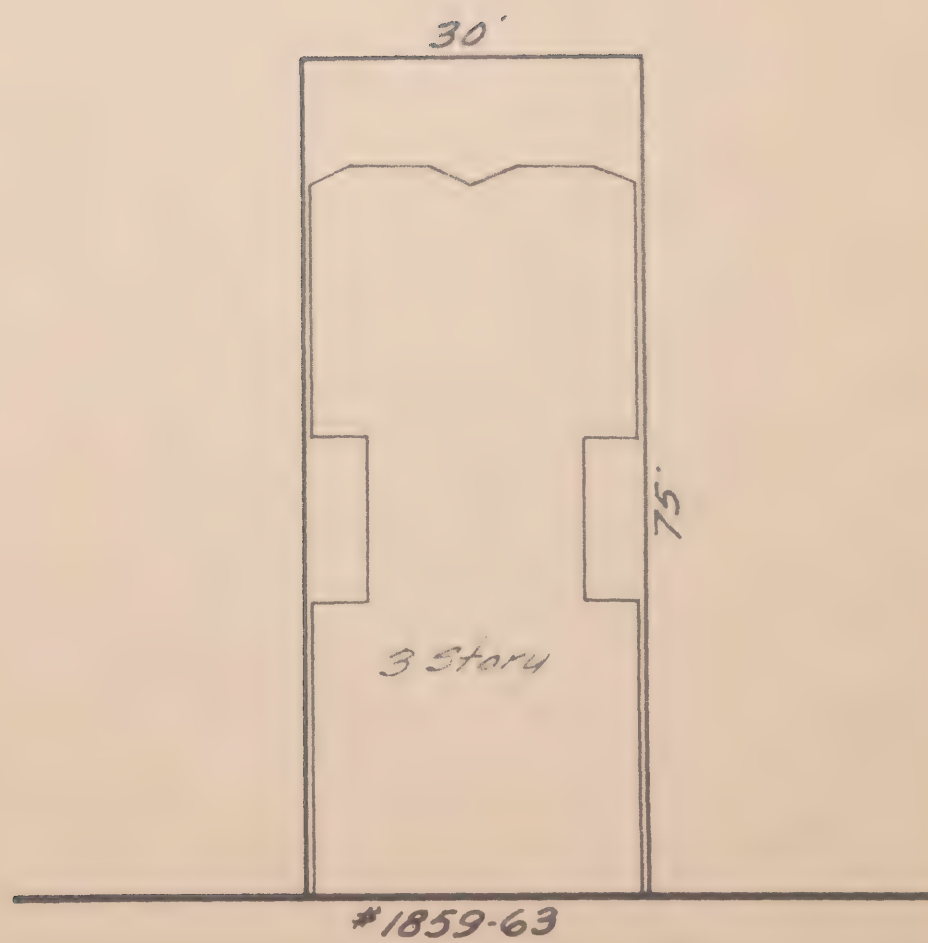
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
6 apts.	\$ Refused	\$ 65 ea.	\$ 390 x 85 = 33,150

33,200

LAND	\$ 10,000
IMPROVEMENTS	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 32,000



ELLIS STREET



APPRAISAL

OWNER: Rogers Burton
PROPERTY ADDRESS: 24-28 Farren

PARCEL NO. 729-35
DATE ACQ: 9-16-59

OWNER'S ADDRESS: 26 Farren

IRS: \$7.00
CONSID: H.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 910.00
Imps. 1,850.00
\$ 2,760.00

TAXES: \$ 229.36

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Good Effective Age 65 ±
Front bldg. - 2½ st. fr. str. with bsmt. apt. The bsmt. apt. has very good cabinets & wall-to-wall carpeting. There is 1-4 rm. flat on 1st flr., 1-5 rm. on the 2nd, and 1-3 rm. on the 3rd.
Rear bldg. - 2 st. fr. str. with 1-3 rm. apt. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements			
Front imps.	3,760 s.f. @\$4.30	\$16,168	
Rear imps.	1,350 s.f. @ 3.80	5,130	
		21,298	
		<u>31,298</u>	\$31,300

MARKET COMPARISON:

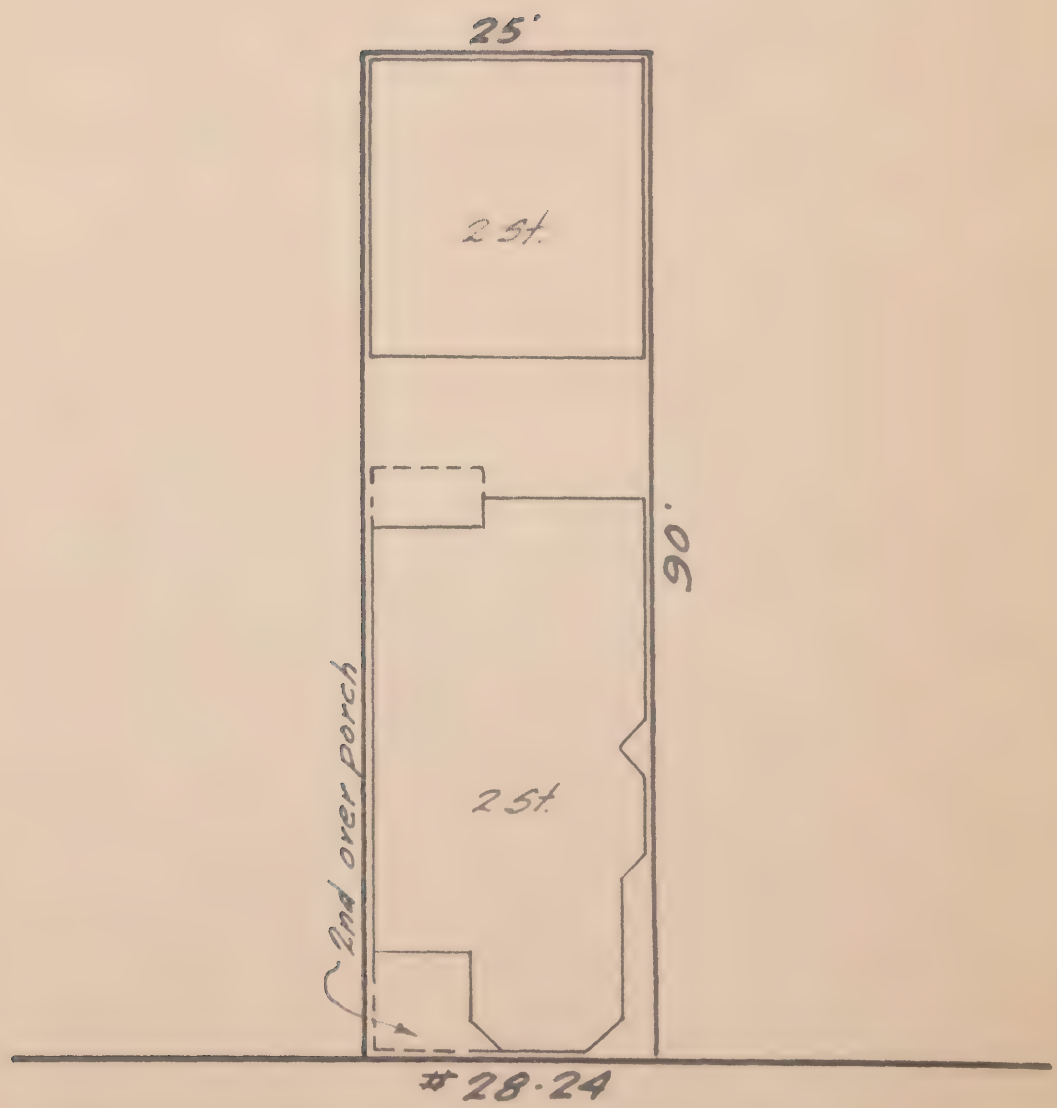
Sales Most Comparable	729-9; 782-13		
	2,250 s.f. @ \$ 13.80	\$ 31,050	31,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. apt.	75		70
Front			
1-4 rm.	Owner		75
1-5 rm.	100		80
1-3 rm.	60		60
Rear			
1-3 rm.	65		65
1-3 rm.	63.50		65
			<u>415 x 75 =</u>
			31,125
			31,100

LAND	\$ 10,000
IMPROVEMENTS	21,000
	<u>31,000</u>

MARKET VALUE OF PROPERTY \$ 31,000



FARREN STREET



APPRAISAL

32-20

OWNER: California Podiatry College
PROPERTY ADDRESS: 30,34,38 Farren

PARCEL NO. 729-36
DATE ACQ: 2-16-61

OWNER'S ADDRESS: 30-34 Farren

IRS: no
CONSID: \$19,000
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,820.00
Imps. 600.00
\$ 2,420.00

TAXES: \$ 201.10

LAND: DIMENSION 50 x 90 = 4,500

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 st. fr. str. containing 1-5 rm. apt. and 2-3 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$4.44+	\$ 20,000	
Improvements	2,780 s.f. sustaining use	1,000	
		<u>21,000</u>	\$21,000

MARKET COMPARISON:

Sales Most Comparable 729-36; 779-11
4,500 s.f. @ \$ 4.70

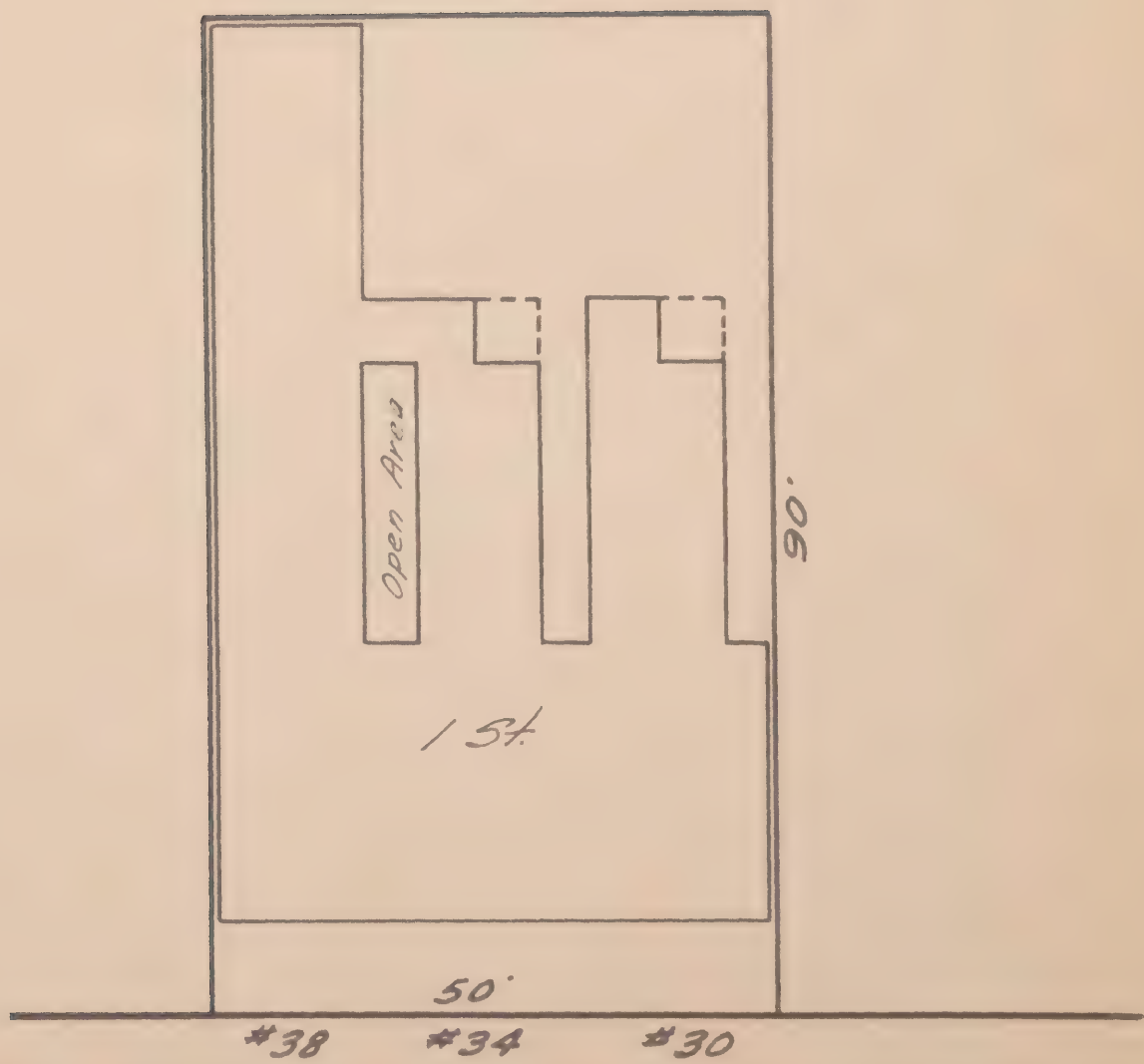
\$ 21,150 21,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	60 ea.		80	
2-3 rms.	60 ea.	65 ea.	130	
			<u>210</u> x 100	21,000

LAND \$ 20,000
IMPROVEMENTS 1,000

MARKET VALUE OF PROPERTY \$ 21,000



FARREN STREET



APPRAISAL

OWNER: Clara G. Adkins
PROPERTY ADDRESS: 44-46 Farren

PARCEL NO. 729-38
DATE ACQ: 8-5-58

OWNER'S ADDRESS: 46 Farren

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 910.00
Impe. 1,400.00
\$ 2,310.00

TAXES: \$ 191.96

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Very poor

Effective Age 70 ±

2 st. fr. str. containing 2 apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	2,553 s.f. @ 3.20	8,170	
		<u>18,170</u>	\$18,200

MARKET COMPARISON:

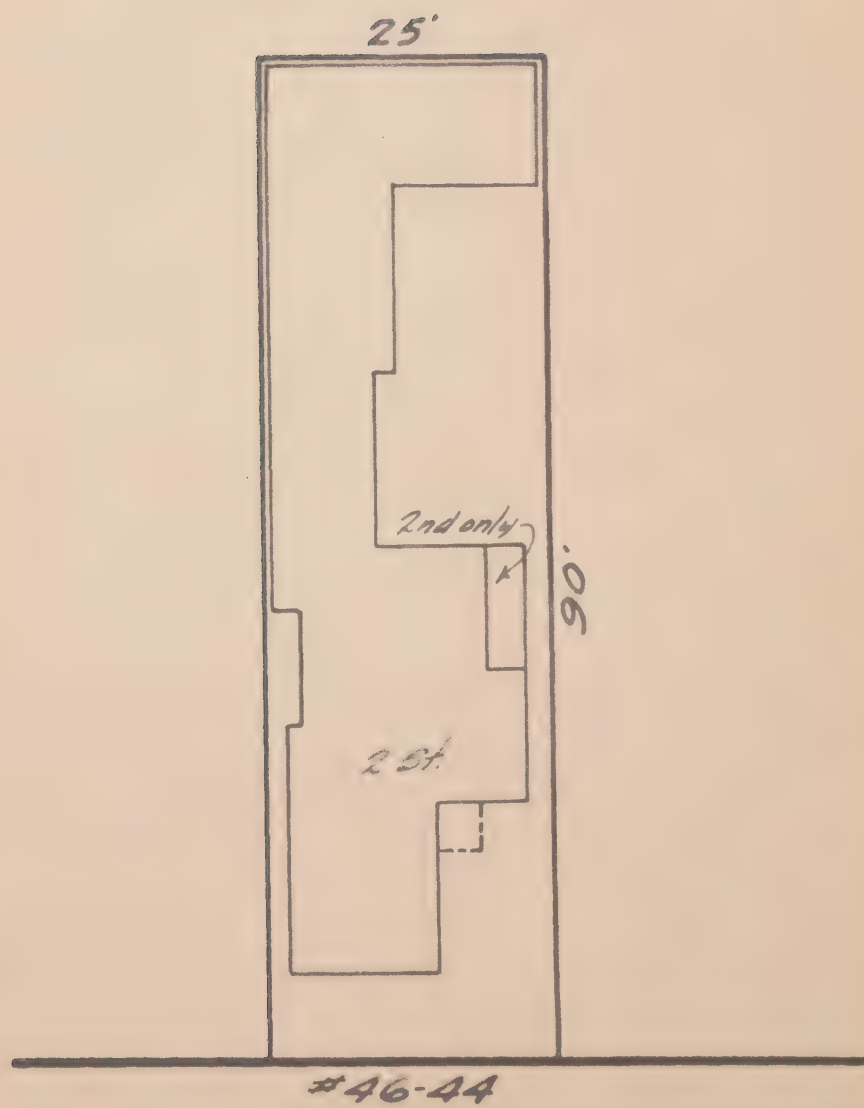
Sales Most Comparable	782-32		
2,250	s.f. @ \$ 8.00	\$	18,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm. Owner			60	
1-3 rm.	50		60	
1-2 rm.	50		50	
1-2 rm.	55		50	
			<u>220</u> x 85	18,700

LAND	\$ 10,000
IMPROVEMENTS	8,000
	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



FARREN STREET



APPRAISAL

32-13

OWNER: Wm. Key et ux
PROPERTY ADDRESS: 5042 Warren

PARCEL NO. 729-39
DATE ACQ: 10-11-54

OWNER'S ADDRESS: 170 Arch

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 860.00
Impe. 1,150.00
\$ 2,010.00

TAXES: \$ 167.04

LAND: DIMENSION 25 x 75 = 1,875

s.f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2 st. fr. str. with bsmt. gar. and stg. There is a 1-4 rm. flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,875 s.f. @ \$4.53±	\$ 8,500
Improvements	2,600 s.f. @ 3.80	\$9,880
	Garage & stg.	500
		<u>10,380</u>
		18,880

\$18,900

MARKET COMPARISON:

Sales Most Comparable 797-5; 778-3; 730-2

1,875 s.f. @ \$ 10.00

\$ 18,750

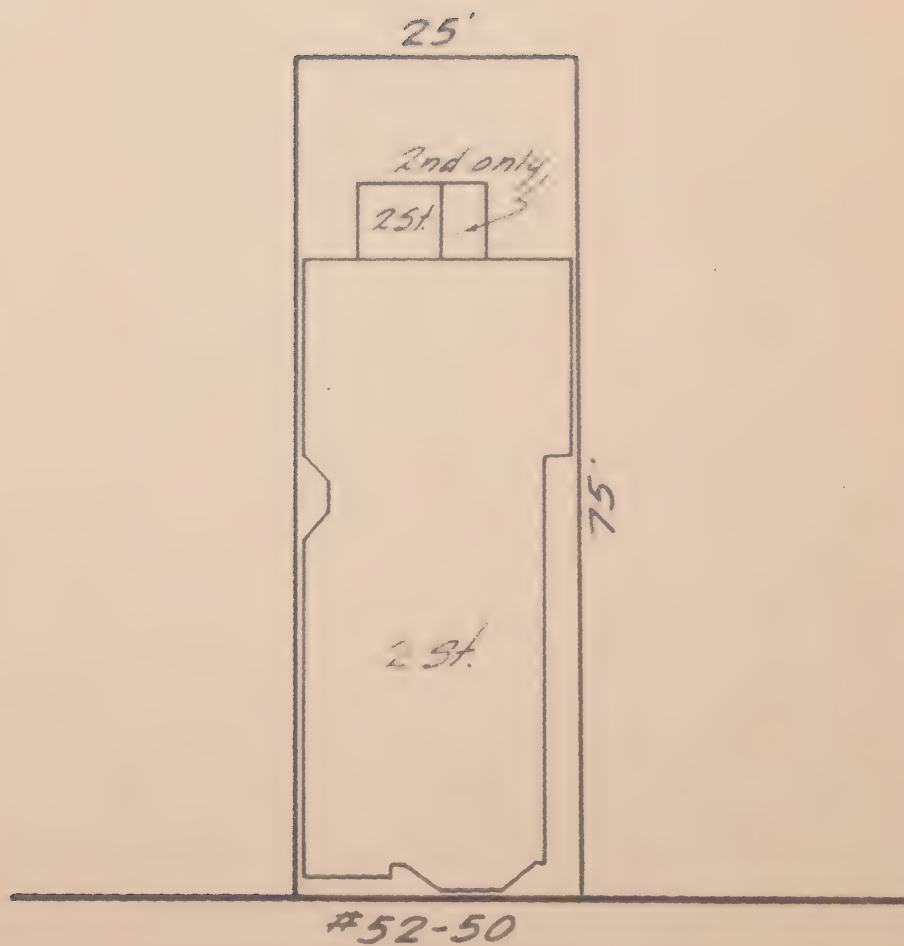
18,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	75		80
1-5 rm.	80		90
1-garage	8		8
			<u>178</u> x 105 =
			18,690
			18,700

LAND \$ 8,500
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 18,500



FARREN STREET



APPRAISAL

32-4

OWNER: Frank Seifert et al
PROPERTY ADDRESS: 1841 Ellis

PARCEL NO. 729-40
DATE ACQ: 11-8-56

OWNER'S ADDRESS: 1680 Golden Gate

IRS: No
CONSID: N.Y.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,710.00
Impe. 5,600.00
\$ 7,310.00

TAXES: \$ 607.46

LAND: DIMENSION 30 x 75 = 2,250

IMPROVEMENTS: Condition Fair

Effective Age 65

3 st. fr. str. with 2 bsmt. apts. sharing 1 bath. There are
3-2 rm. apts. on ea. of the 3 flrs.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89±	\$ 11,000	
Improvements	6,908 s.f. @ 5.50	37,994	
		<u>48,994</u>	\$49,000

MARKET COMPARISON:

Sales Most Comparable 726-14B; 779-21
2,250 s.f. @ \$ 21.35

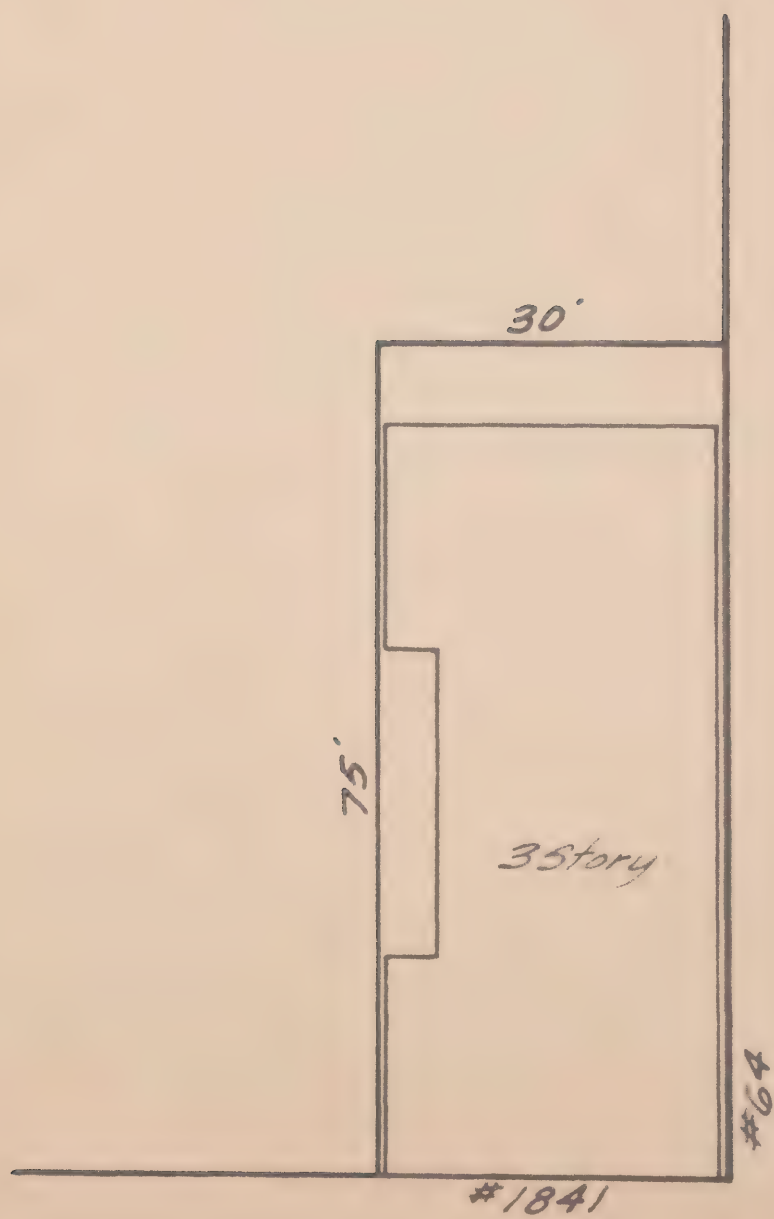
\$ 48,038 48,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
11-2 rm.	50 ave.	55 ea.	605 x 80	48,400

LAND	\$ 11,000
IMPROVEMENTS	37,000
	<u>48,000</u>

MARKET VALUE OF PROPERTY \$ 48,000



ELLIS STREET

FARREN STREET



APPRAISAL

OWNER: John C. Ewald
PROPERTY ADDRESS: 1833 Ellis

PARCEL NO. 32-3
729-41
DATE ACQ: 1943

OWNER'S ADDRESS: 2425 Potter, Oakland

IRS: -
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,350.00
Imps. 800.00
\$ 2,150.00

TAXES: \$ 178.66

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. single family dwelling with att. gar. and bsmt. gar.
There are 5 rms. in the bldg. with 1½ baths.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	1,365 s.f. @ 2.20	\$3,003	
	Garage	500	
		<u>3,503</u>	
		13,503	\$13,500

MARKET COMPARISON:

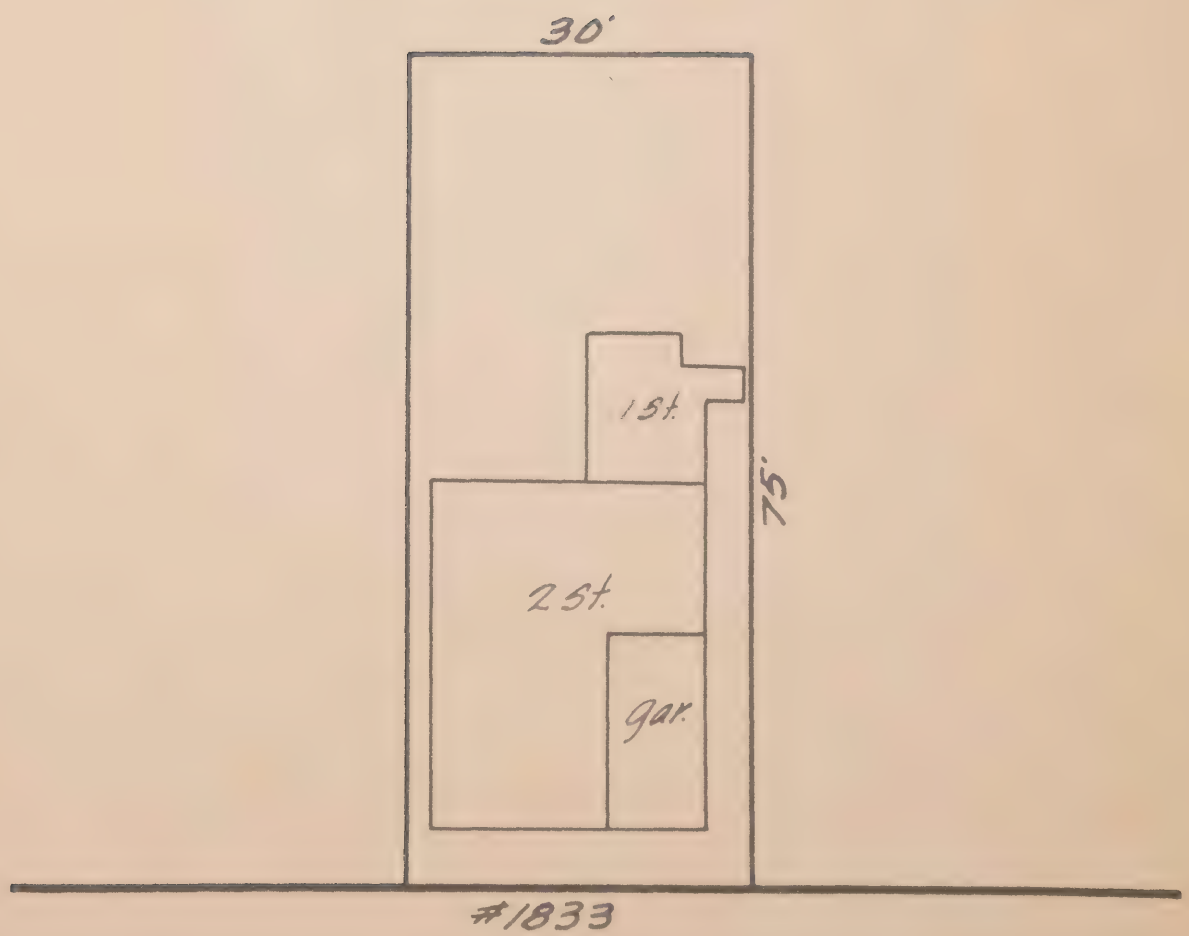
Sales Most Comparable	803-24; 804-27		
	2,250 s.f. @ \$ 6.00	\$	13,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>3,500</u>

MARKET VALUE OF PROPERTY \$ 13,500



ELLIS STREET



APPRAISAL

OWNER: Robert W. Pollock et ux
PROPERTY ADDRESS: 1825 Ellis

PARCEL NO: 719-42
DATE ACQ: 7-6-61

OWNER'S ADDRESS: 75 Palm Ave.

IRS: 17.15
CONSID: \$12,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,430.00
Impe. 600.00
\$ 2,030.00

TAXES: \$ 168.70

LAND: DIMENSION Irregular = 2,625 s.f.

IMPROVEMENTS: Condition Fair-to-very poor Effective Age 70 ±
2 st. fr. str. with bsmt. gar. There is also an att. garage and
an apt. at the rear of it. There are 3 apts. in the bldg. The
shed at rear is no value.

SUMMATION APPROACH:

Rounded to

Land	2,625 s.f. @ \$4.38+	\$ 11,500	
Improvements	2,967 s.f. @ 1.20	3,560	
		<u>15,060</u>	\$15,100

MARKET COMPARISON:

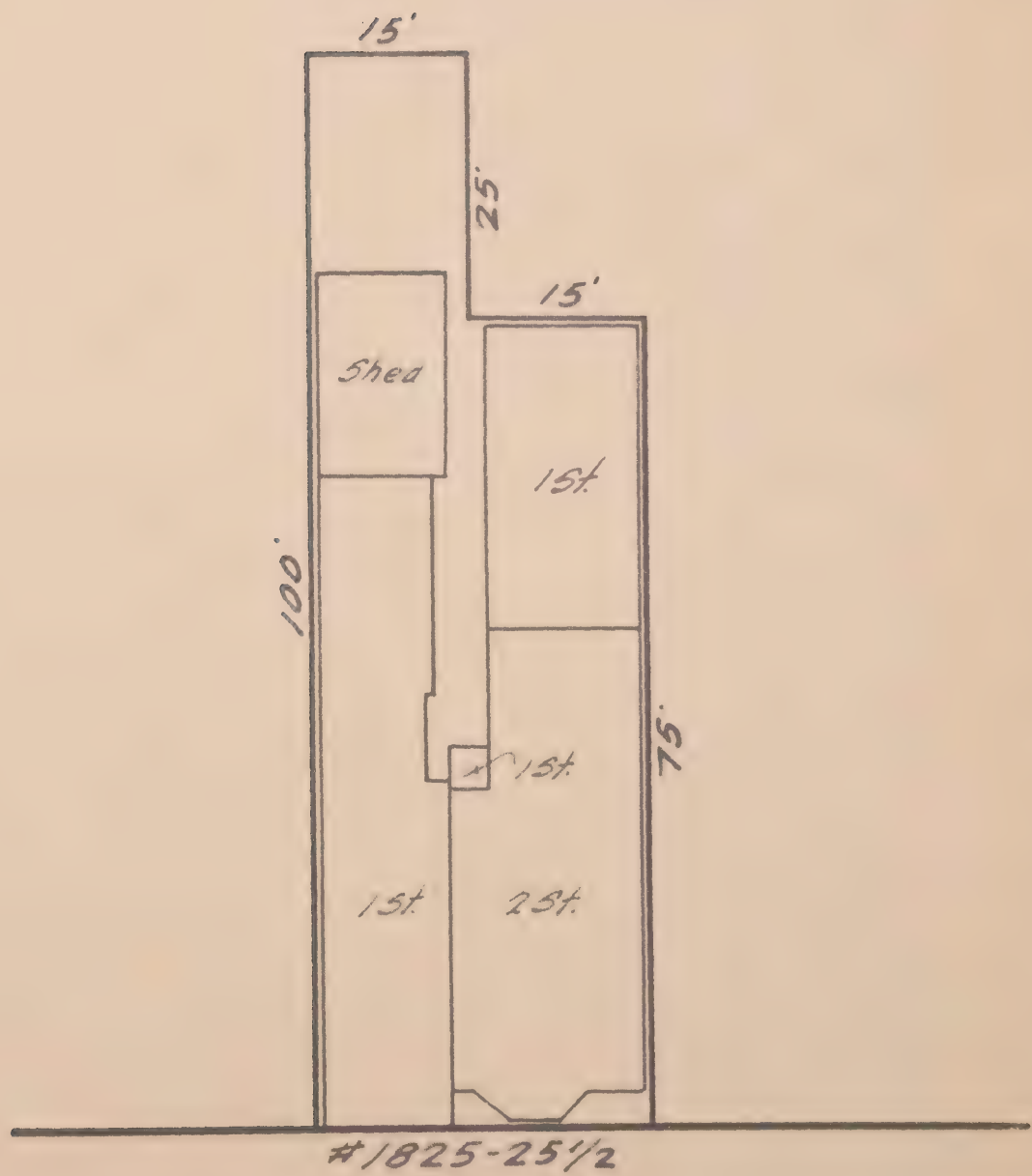
Sales Most Comparable 782-32; 771-22C; 743-6A
2,625 s.f. @ \$ 5.70 \$ 14,963 15,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	45		45	
1-3 rm.	85		65	
1-2 rm.	65		55	
2 garages	?	7 ea.	14	
			<u>179</u> x 85 =	
			15,215	15,200

LAND	\$ 11,500
IMPROVEMENTS	3,500
	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



ELLIS STREET

130

BLOCK 730

	NAME	LAND	IMPS	TOTAL
-1	Anna Cane	\$ 7,600	\$15,900	\$23,500
-2	I.J. Robertson et ux	10,000	8,000	18,000
-3,-4,-5	Sara Pinsky et vir	40,000	27,000	67,000
-6	Dennis Capiti et ux	10,000	5,500	15,500
-7	Thelo Grafe	6,500	9,000	15,500
-7A	Leon Turner	9,000	9,000	18,000
-8	A.M. Hardy et ux	9,000	13,000	22,000
-9	Eula P. Smith	11,000	14,000	25,000
-10	Al Johnson et ux	11,000	14,000	25,000
-11	Percy Morton et ux	11,000	7,000	18,000
-11A	Doc Johnson et ux	11,000	7,000	18,000
-12	Daniel Warren et ux	13,500	14,500	28,000
-13	S.B. Coleman et ux	12,000	21,000	33,000
-14	Ida Bell Bristo	9,200	18,300	27,500
-15	Foo On Wong et ux	9,700	10,800	20,500
-16	Frank Gargia et ux	10,500	12,000	22,500
-17	J.E.W. McLeod	10,000	11,000	21,000
-18	City Title Ins. Co.	11,000	4,500	15,500
-19	E.D.U. Pablo	10,000	1,500	11,500
-20,-21	Mary E. Loftus	20,000	-	20,000
-22	Gen. S. Edwards	10,000	12,000	22,000
-23	Willie A. Smith et ux	10,000	10,000	20,000
-24	Ella M. Andrews	6,000	9,000	15,000
-24A	J. Lebedeff et al	6,500	9,000	15,500
-25	J.D. Tredici et ux	20,000	18,000	38,000
-26	T.E. Johnstone	9,750	4,250	14,000
-27	Jeff Pruitt et ux	10,200	5,800	16,000
-28	D.A. Elliott	22,000	49,000	71,000
-30	Mattie White	10,000	4,500	14,500
-31	Gladys E. Crivello	10,000	6,000	16,000

BLOCK 730 Cont.

	NAME	LAND	IMPS	TOTAL
-32	G.W. Smith et ux	\$ 10,000	\$ 5,000	\$ 15,000
-33	James Scott	10,000	10,000	20,000
-34	E.W. Leong	10,000	-	10,000
-35	J. Buchanan	10,000	16,000	26,000
-36	L.A. Carrier	10,000	2,000	12,000
-37	Louise Lunnnon	10,000	2,500	12,500
-38	S.H. Roberson et ux	11,000	32,000	43,000
-39,-40	Lucilous Lester et ux	11,500	21,000	32,500
-41	Minnie Jordan	8,300	3,700	12,000
-42	Mary E. Moore	<u>6,000</u>	<u>3,500</u>	<u>9,500</u>
		\$453,250	\$446,250	\$899,500

APPRAISAL

OWNER: Anna Cane
PROPERTY ADDRESS: 1325-27 Steiner

PARCEL NO. 730-1
DATE ACQ: 1934

OWNER'S ADDRESS: 785 Guerrero

ZONING: R-3

PRESENT USE: Store & flats

IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 1,650.00
Imps. 1,750.00
\$ 3,400.00

TAXES: \$ 282.54

LAND: DIMENSION 25 x 63.83 = 1,596

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 65

3 st. fr. str. with a store and 3 stg. rms. on the 1st flr. and
1-5 rm. flat on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,596 s.f. @ \$4.76+	\$ 7,600.00	
Improvements	4,554 s.f. @ 3.50	15,939.00	
		<u>23,539.00</u>	\$23,500

MARKET COMPARISON:

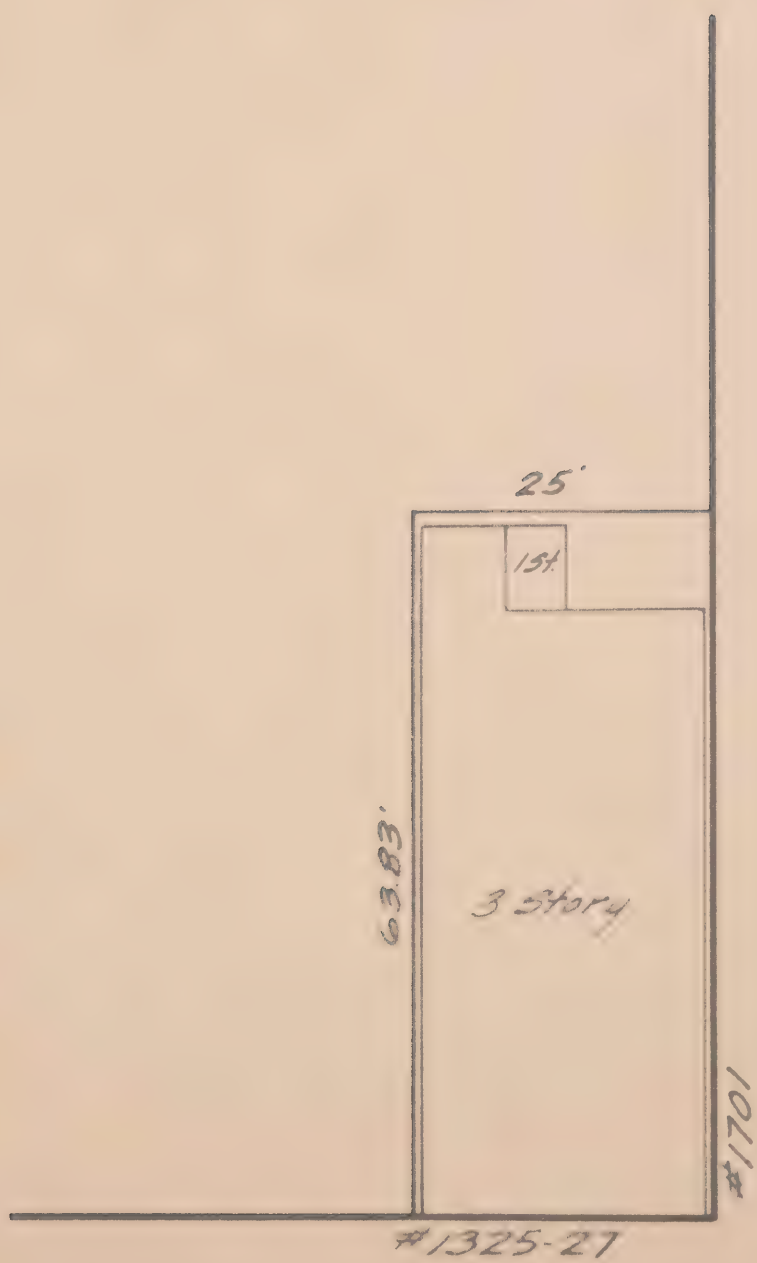
Sales Most Comparable	730-12; 730-14		
1,596	s.f. @ \$ 14.70	\$ 23,461	23,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	100		100	
1-5 rm.	85		85	
1-5 rm.	75		75	
			<u>260</u>	
			x 90	23,400

LAND	\$ 7,600
IMPROVEMENTS	<u>15,900</u>

MARKET VALUE OF PROPERTY \$ 23,500



STEINER STREET

ELLIS STREET

APPRAISAL

OWNER: Ira J. Robertson et ux
 PROPERTY ADDRESS: 1323 Steiner

PARCEL NO. 730-2
 DATE ACQ. 12-2-59

OWNER'S ADDRESS: 1323 Steiner

IRS: \$9.90
 CONSID: \$17,000
 BEST USE: Same

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,370.00
 Imps. 900.00
 \$ 2,270.00

TAXES: \$ 188.64

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70

2 st. fr. str. with high bsmt. garage. There is a 1-5 rm. flat on the 1st flr. and 1-6 rm. flat on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,780 s.f. @ 2.80	\$7,784	
Garage		500	
		8,284	
		<u>18,284</u>	\$18,300

MARKET COMPARISON:

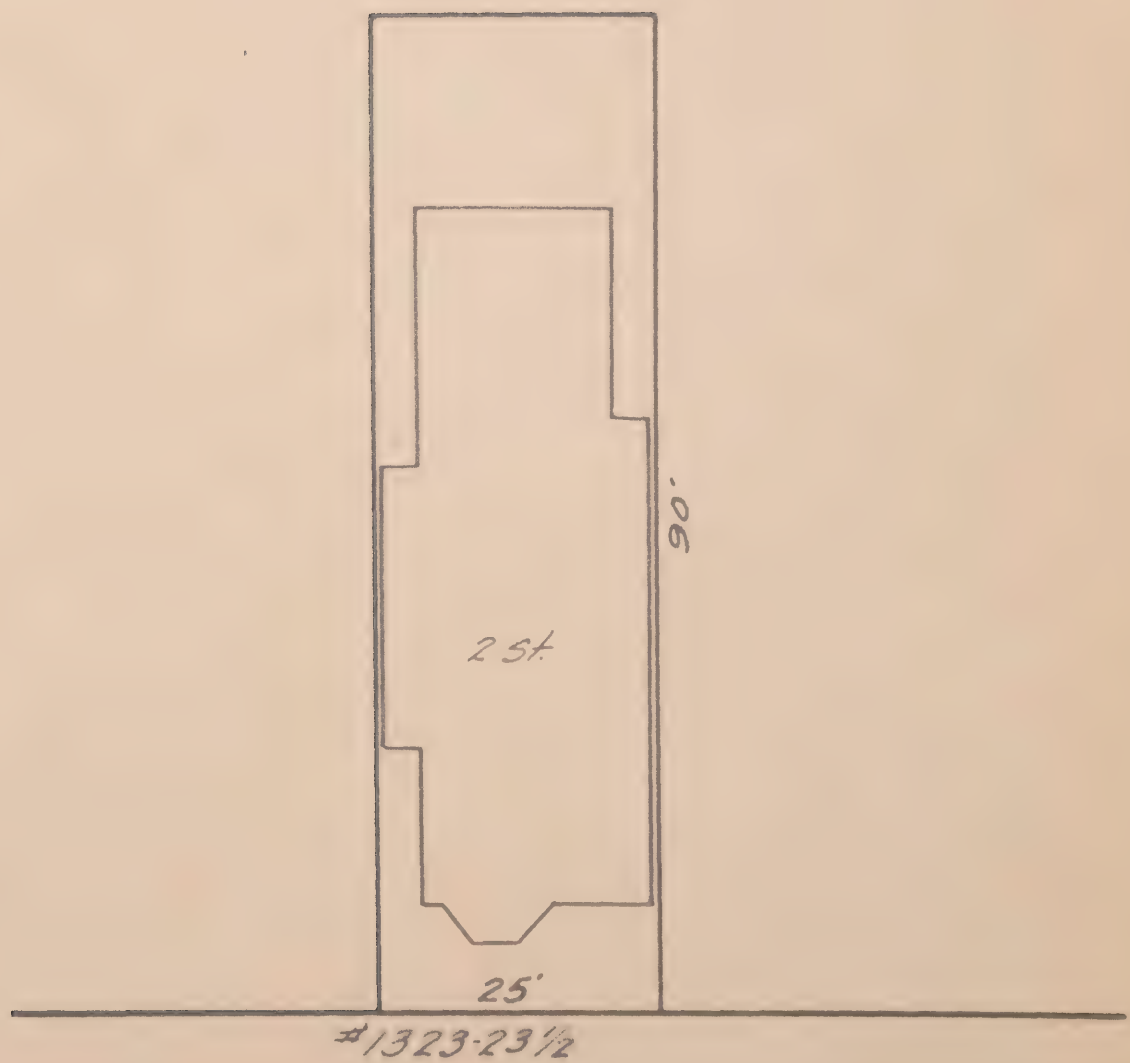
Sales Most Comparable	730-2; 730-31;		
	2,250 s.f. @ \$ 8.00	\$ 18,000	18,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	Owner		75
1-6 rm.	75		80
1-garage	Owner		10
			<u>165</u> x 110 =
			18,150
			18,200

LAND	\$ 10,000
IMPROVEMENTS	8,000
	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



STEINER STREET

APPRAISAL

OWNER: Sara Pinsky et vir
 PROPERTY ADDRESS: 2 Vacant lots on Steiner (3&4) 1315 Steiner (5)
 OWNER'S ADDRESS: 75 Shore View Dr.
 ZONING: R-3
 PRESENT USE: Flats
 PARCEL NO. 730-3,4,-5
 DATE ACQ: 7-30-60
 IRS: \$8.25
 CONSID: Family
 BEST USE: Same

ASSESSED VALUE: Land \$ 5,480.00
 Imps. 3,950.00
 \$ 9,430.00
 TAXES: \$ 783.62

LAND: DIMENSION 50 x 90 (3&4) = 9,000 s.f.
 50 x 90 (5)
 IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

(3 & 4) Vacant lots
 (5) 3 st. fr. str. with 2-6 rm. flats on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	9,000 s.f. @ \$4.44+	\$ 40,000	
Improvements	9,024 s.f. @ 3.00	27,072	
		<u>67,072</u>	\$67,100

MARKET COMPARISON:

Sales Most Comparable 779-11; 729-9
 9,000 s.f. @ \$ 7.40 \$ 66,600

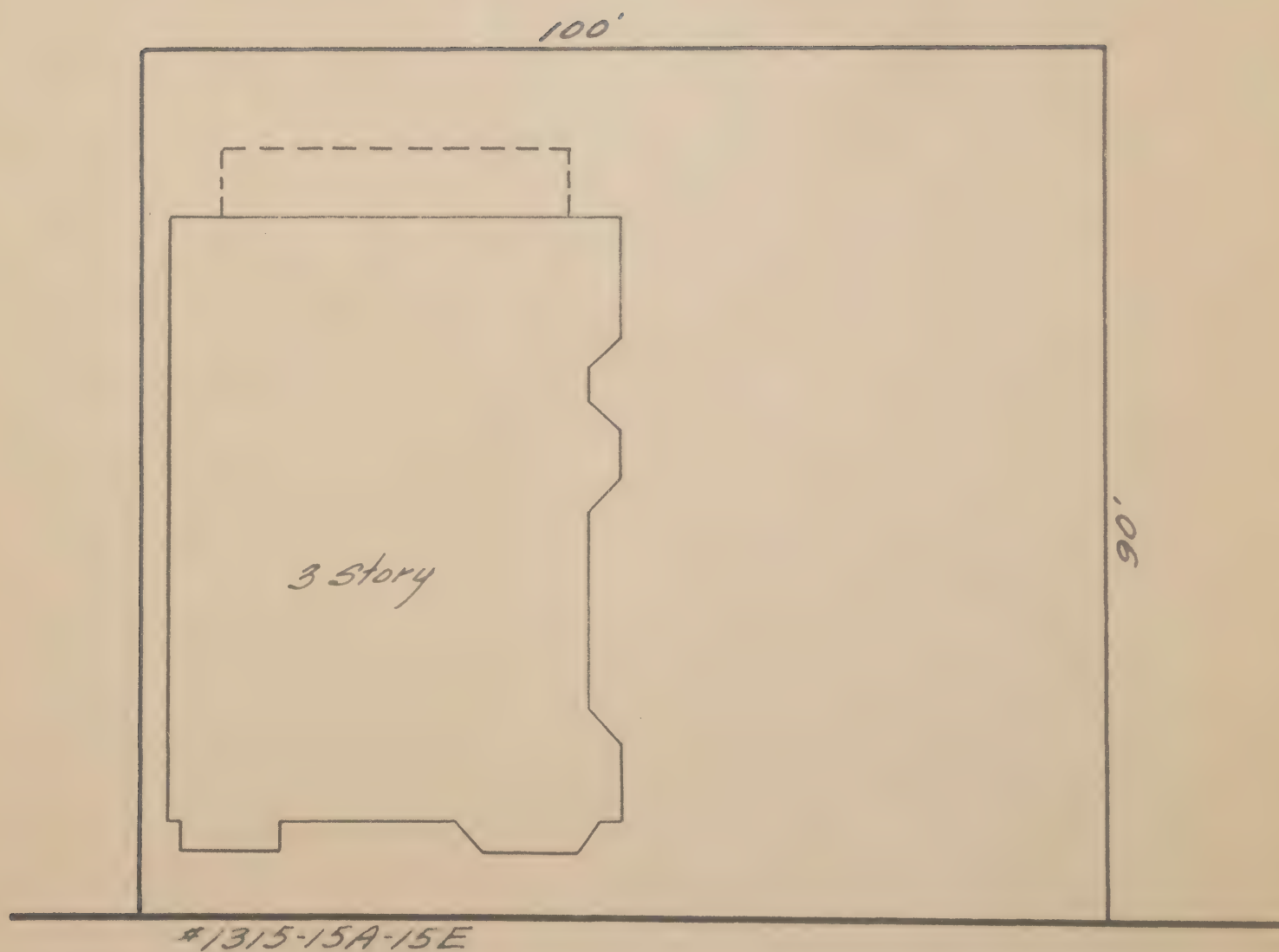
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
4-6 rm.	\$75 ea.	85 ea.	340	
1-6 rm.	70	85	85	
1-6 rm.	?	85	85	
			<u>510</u> x 90	45,900*

*Income affects only part of the property.

LAND	\$ 40,000
IMPROVEMENTS	<u>27,000</u>

MARKET VALUE OF PROPERTY \$ 67,000



STEINER STREET

APPRAISAL

33-22

OWNER: Dennis Capiti et ux
PROPERTY ADDRESS: 1311 Steiner

PARCEL NO. 730-6
DATE ACQ: 12-28-44

OWNER'S ADDRESS: 1311 Steiner

IRS: .
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,370.00
Imps. 1,000.00
\$ 2,370.00

TAXES: \$ 196.94

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Fair-to-good Effective Age 60
2 st. fr. single family dwelling with high bsmt. garage and laundry.
There are 3 rms. on the 1st flr. and 4 rms. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,158 s.f. @ 2.50	\$5,395	
Garage		500	
		<u>5,895</u>	
		15,895	\$15,900

MARKET COMPARISON:

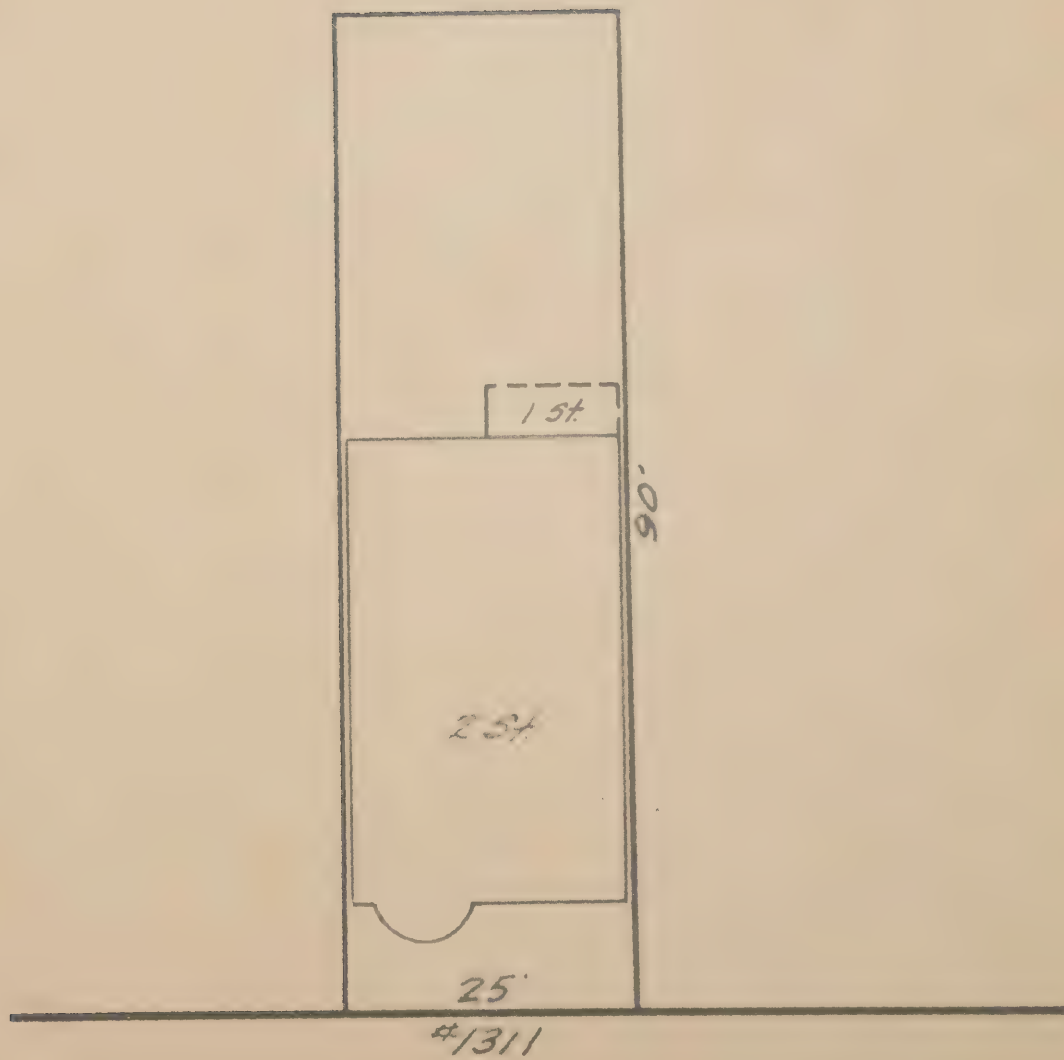
Sales Most Comparable	662-9; 784-14		
	2,250 s.f. @ \$ 6.90	\$ 15,525	15,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 15,500



STEINER STREET

APPRAISAL

33-32

OWNER: Thelo Grafe
PROPERTY ADDRESS: 1309 Steiner

PARCEL NO. 730-7
DATE ACQ: 3-20-61

OWNER'S ADDRESS: 1007 Fillmore

IRS: \$16.50
CONSID: \$15,000 IND.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,030.00
Impe. 1,150.00
\$ 2,180.00

TAXES: \$ 181.16

LAND: DIMENSION 25 x 52 = 1,300 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 65

2 st. fr. flats with 3 rms. on ea. flr. and bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	1,300 s.f. @ \$5.00+	\$ 6,500	
Improvements	1,564 s.f. @ 6.00	9,384	
		<u>15,884</u>	\$15,900

MARKET COMPARISON:

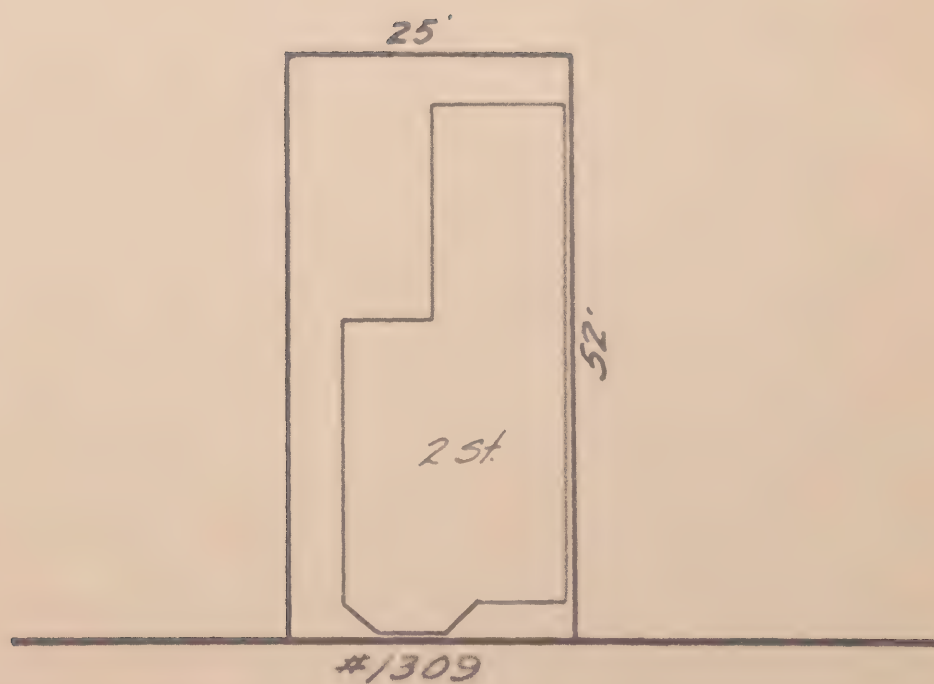
Sales Most Comparable	750-18; 730-2; 730-7		
1,300	s.f. @ \$ 12.00	\$	15,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	75 ea.		150 x 105 =	
			15,750	15,800

LAND	\$ 6,500
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 15,500



STEINER STREET

APPRAISAL

OWNER: Leon Turner
PROPERTY ADDRESS: 1600 Eddy

PARCEL NO. 730-7A
DATE ACQ: 11-24-61

OWNER'S ADDRESS: 1508 A Quesada

IRS: No
CONSID: \$11,000
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Church & flats

ASSESSED VALUE: Land \$ 1,820.00
Imps. 1,400.00
\$ 3,220.00

TAXES: \$ 267.58

LAND: DIMENSION 25 x 75 = 1,875

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 =

2 st. fr. str. with church on 1st flr. and 1-8 rm. flat on the
2nd flr. 1st flr. was formerly a church. There is a small
unfinished bsmt. area.

SUMMATION APPROACH:

Rounded to

Land	1,875 s.f. @ \$4.80+	\$ 9,000	
Improvements	3,672 s.f. @ 2.50	9,180	
		<u>18,180</u>	\$18,200

MARKET COMPARISON:

Sales Most Comparable 750-17; 730-31
1,875 s.f. @ \$ 9.60

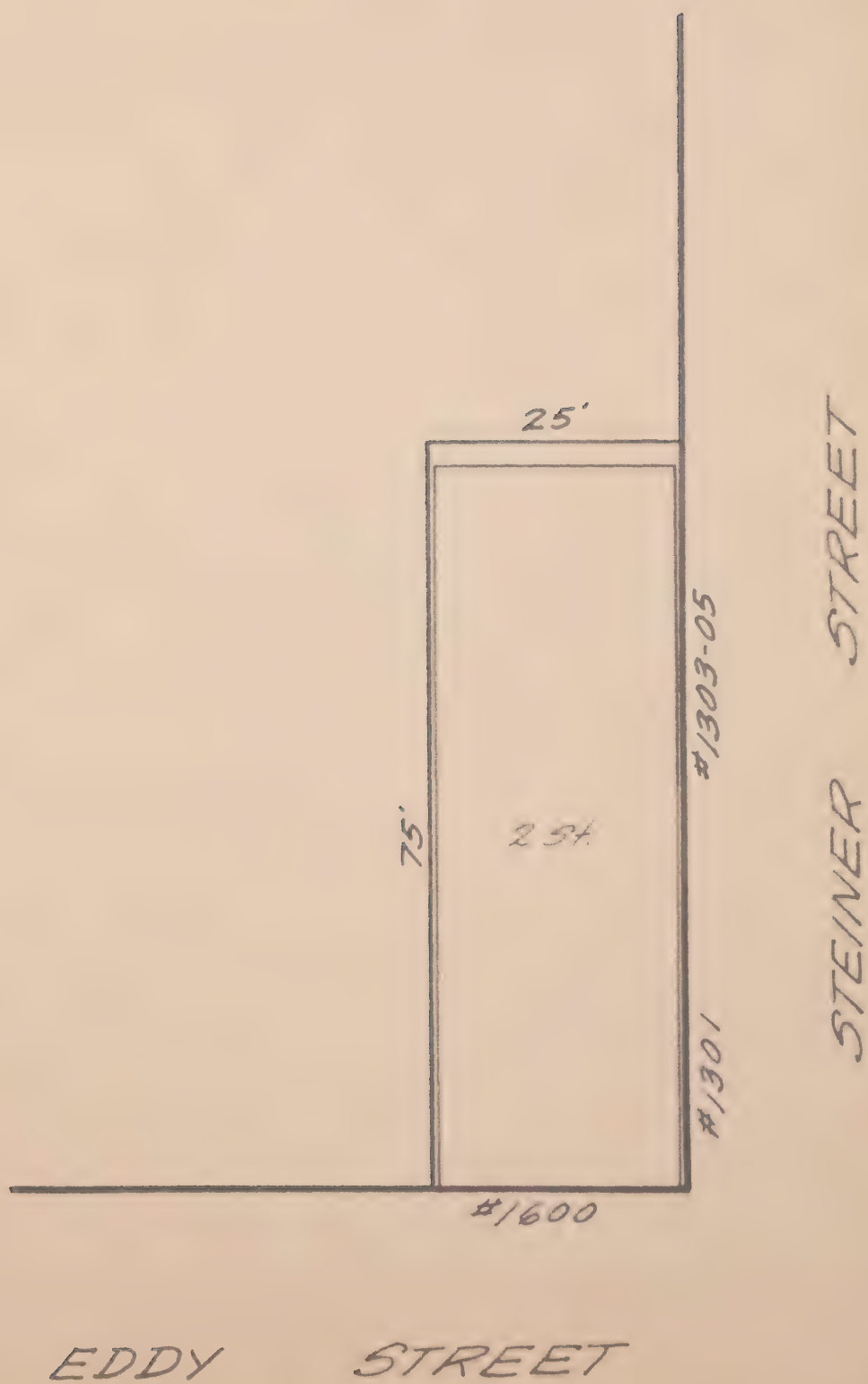
\$ 18,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-church	100		100	
1-8 rm.	100		100	
			<u>200</u> x 90	18,000

LAND	\$ 9,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 18,000





APPRAISAL

OWNER: Arthur M. Hardy et ux
 PROPERTY ADDRESS: 1606-12 Eddy

PARCEL NO. 730-8
 DATE ACQ: 6-2-52

OWNER'S ADDRESS: 736 Clementina St.

IRS: \$2.75
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,220.00
 Imps. 2,750.00
 \$ 3,970.00

TAXES: \$ 328.00

LAND: DIMENSION 27 x 75 = 2,025

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60

2 st. fr. str. with 4-3 rm. apts. and high bsmt. gar.

SUMMATION APPROACH:

Rounded to

Land	2,025 s. f. @ \$4.44+	\$ 9,000	
Improvements	2,588 s. f. @ 5.00	12,940	
		<u>21,940</u>	\$21,900

MARKET COMPARISON:

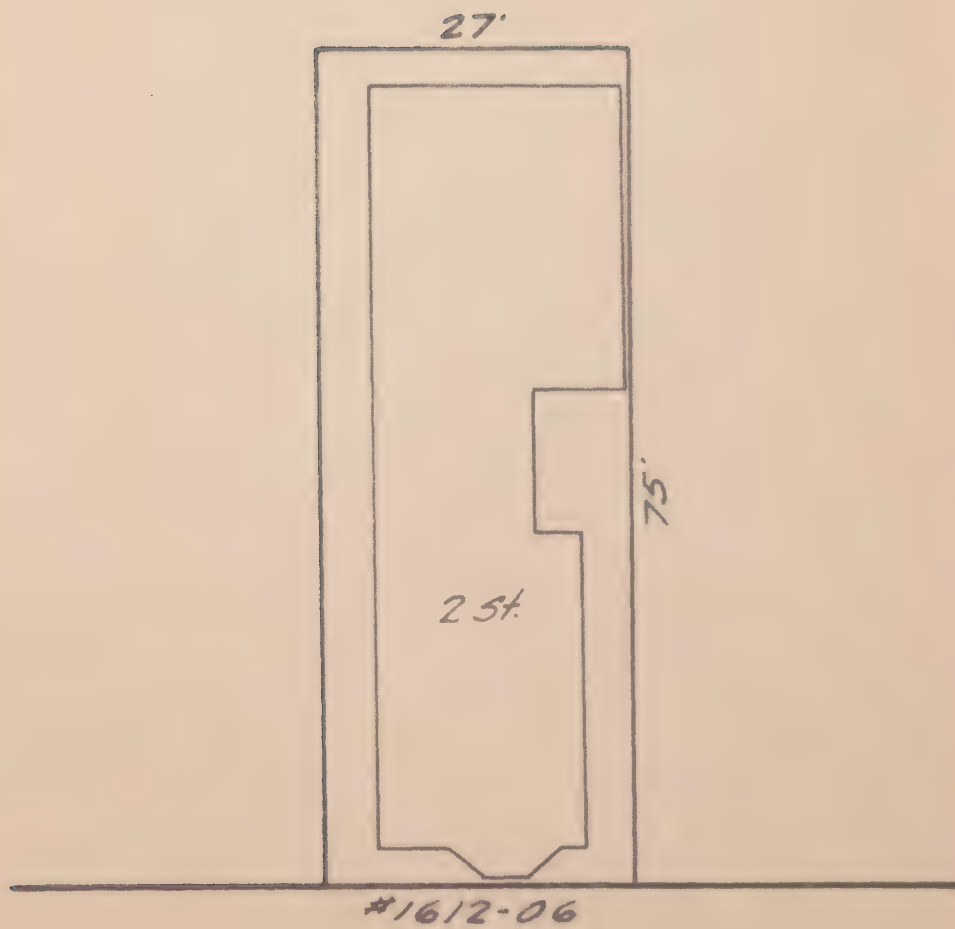
Sales Most Comparable	779-18; 779-28; 730-14		
2,025	s. f. @ \$ 11.00	\$ 22,275	22,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	70	65	65	
1-3 rm.	80	65	65	
2-3 rm.	75 ea.	65	130	
Garage	14	10	10	
			<u>270</u> x 80	21,600

LAND	\$ 9,000
IMPROVEMENTS	13,000
	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 22,000



EDDY STREET



APPRAISAL

35-51

OWNER: Eula P. Smith
PROPERTY ADDRESS: 1614-18 Eddy St.

PARCEL NO. 730-9
DATE ACQ: 2-1-49

OWNER'S ADDRESS: 1614 Eddy St.

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,250.00
 Imps. 2,700.00
 \$ 3,950.00

TAXES: \$ 328.24

LAND: DIMENSION 25 x 100 = 2,500

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 65

3 st. fr. str. with bsmt. stg. There is a 1-6 rm. flat on the 1st flr. and 1-7 rm. flat on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	5,703 s.f. @ 2.50	14,258	
		<u>25,258</u>	\$25,300

MARKET COMPARISON:

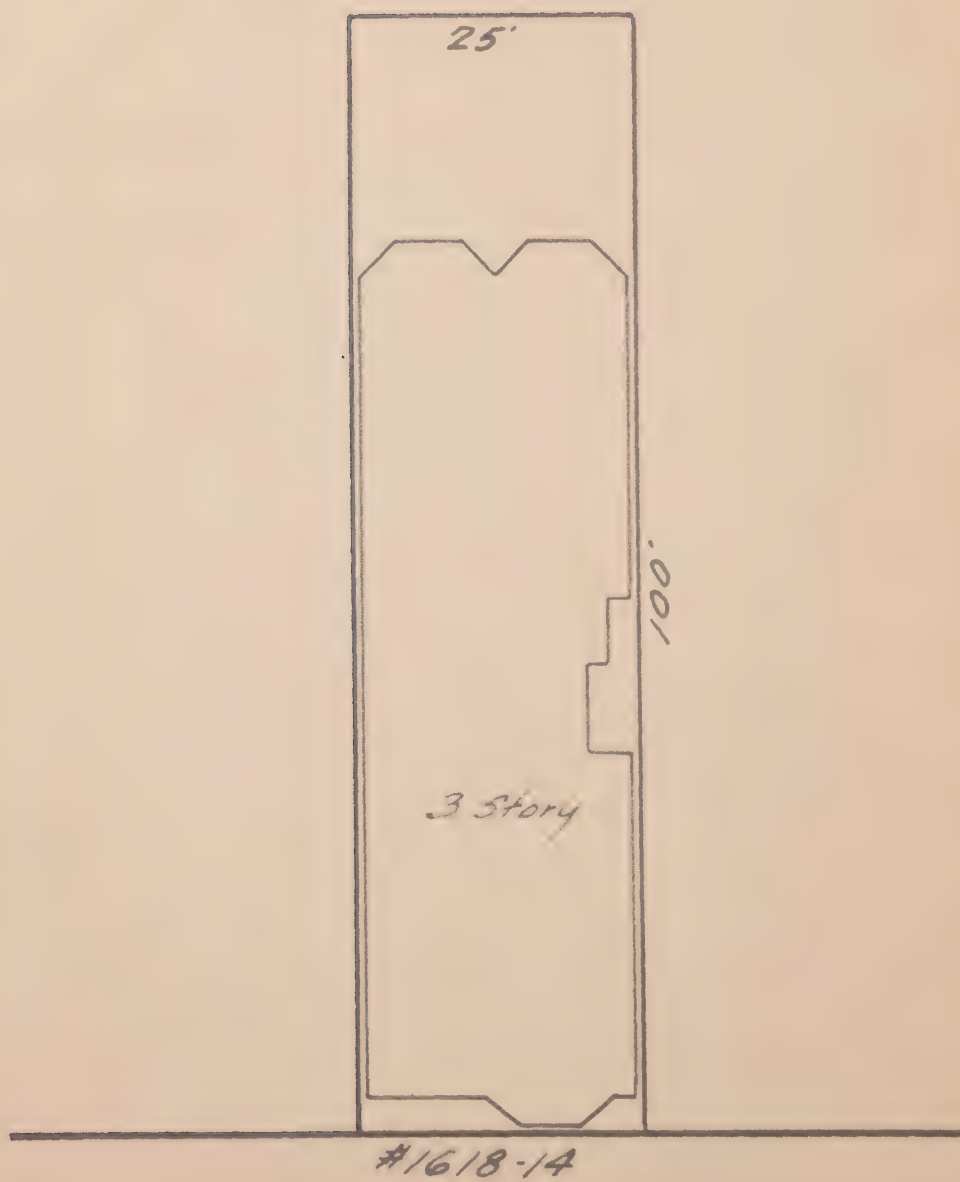
Sales Most Comparable	775-15; 730-12		
	2,500 s.f. @ \$ 10.00	\$	25,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	100		100	
1-7 rm.	100		100	
1-7 rm.	Owner		100	
			<u>300</u> x 85 =	25,500

LAND	\$ 11,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



EDDY STREET



APPRAISAL

OWNER: Albert Johnson et ux
PROPERTY ADDRESS: 1620-24 Eddy

PARCEL NO. 730-10
DATE ACQ: 2-8-46

OWNER'S ADDRESS: 1215 Fitzgerald

ZONING: R-3

PRESENT USE: Flats

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,250.00
Imps. 2,800.00
\$ 4,050.00

TAXES: \$ 336.56

LAND: DIMENSION 25 x 100 = 2,500

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65

3 st. fr. str. with bsmt. stg. There is 1-6 rm. flat on the 1st flr. and 1-7 rm. flat on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	5,703 s.f. @ 2.50	14,258	
		<u>25,258</u>	\$25,300

MARKET COMPARISON:

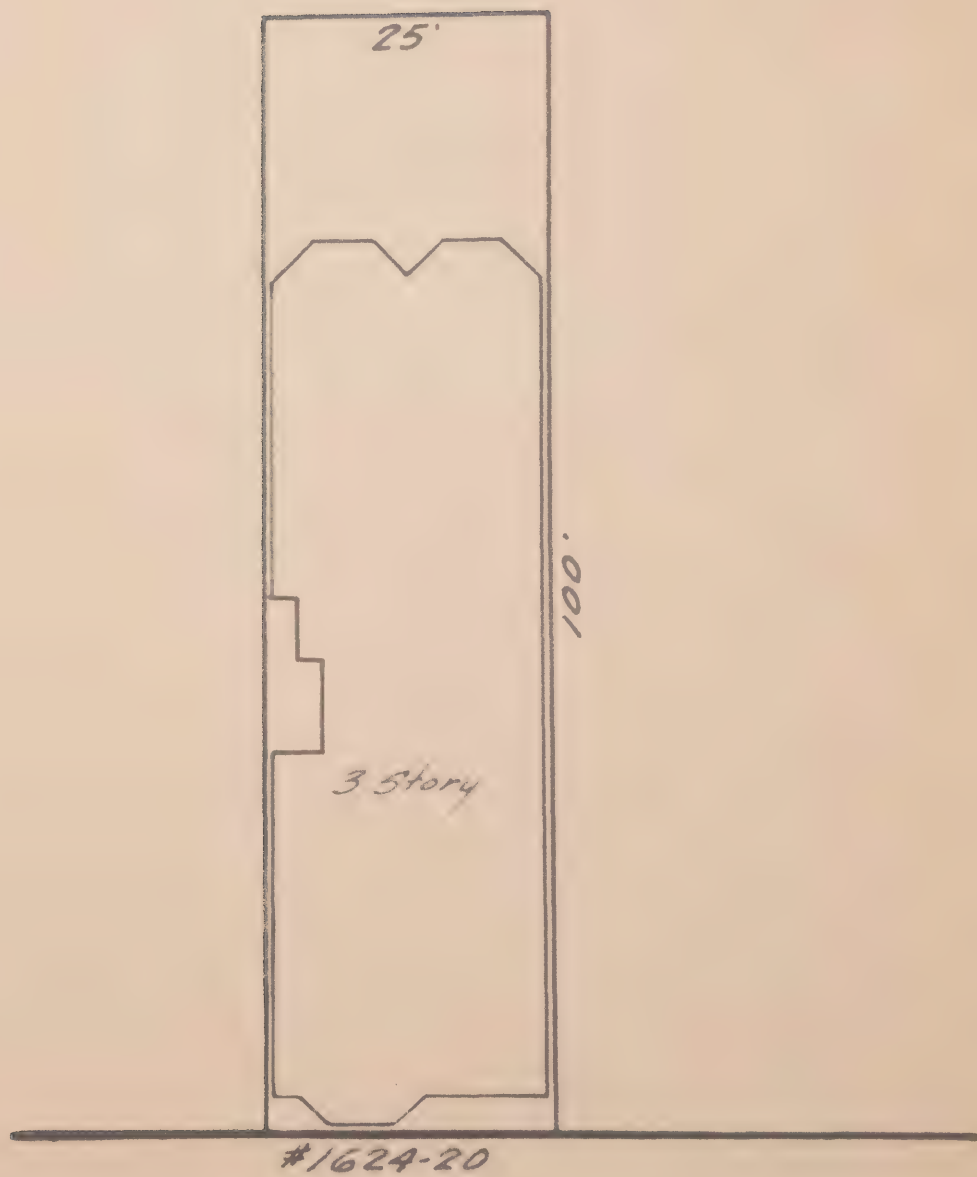
Sales Most Comparable	775-15; 730-12		
	2,500 s.f. @ \$ 10.00	\$	25,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	87		100	
1-7 rm.	80		100	
1-7 rm.	?		100	
			<u>300</u> x 85	25,500

LAND	\$ 11,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



EDDY

STREET



APPRAISAL

OWNER: Percy Morton et ux
PROPERTY ADDRESS: 1626-28 Eddy

PARCEL NO. 730-11
DATE ACQ: 11-7-55

OWNER'S ADDRESS: 1628 Eddy

IRS: \$7.70
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,255.00
Imps. 800.00
\$ 2,055.00

TAXES: \$ 170.78

LAND: DIMENSION 25.08 x 100 = 2,508 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 60

2 st. fr. str. with 1-5 rm. flat on ea. flr. Rear shed is no value.

SUMMATION APPROACH:

Rounded to

Land	2,508 s.f. @ \$4.39+	\$ 11,000	
Improvements	2,336 s.f. @ 3.00	7,008	
		<u>18,008</u>	\$18,000

MARKET COMPARISON:

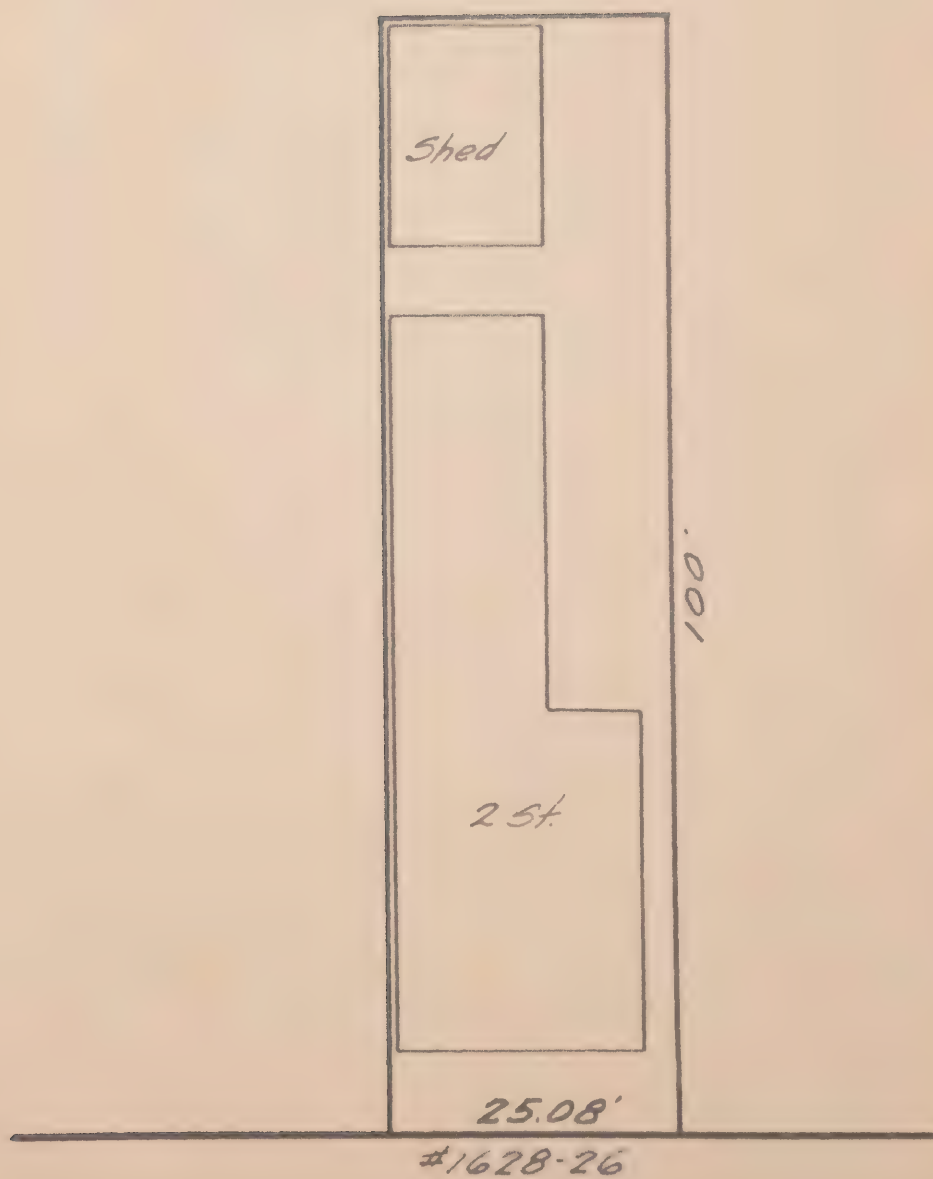
Sales Most Comparable	730-2; 730-31		
2,508	s.f. @ \$ 7.30	\$ 18,308	18,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	80		80	
1-5 rm.	Owner		80	
			<u>160</u> x 110	17,600

LAND	\$ 11,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



EDDY STREET



APPRAISAL

OWNER: Doc Johnson et ux
PROPERTY ADDRESS: 1630-32 Eddy

PARCEL NO. 33-28
730-11A
DATE ACQ: 8-17-55

OWNER'S ADDRESS: 1630 Eddy

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,245.00
Imps. 800.00
\$ 2,045.00

TAXES: \$ 91.00

LAND: DIMENSION 24.92 x 100 = 2,492 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. with 1-5 rm. flat on ea. flr. Rear shed is no value.

SUMMATION APPROACH:

Rounded to

Land	2,492 s.f. @ \$4.41±	\$ 11,000	
Improvements	2,336 s.f. @ 3.00±	7,008	
		<u>18,008</u>	\$18,000

MARKET COMPARISON:

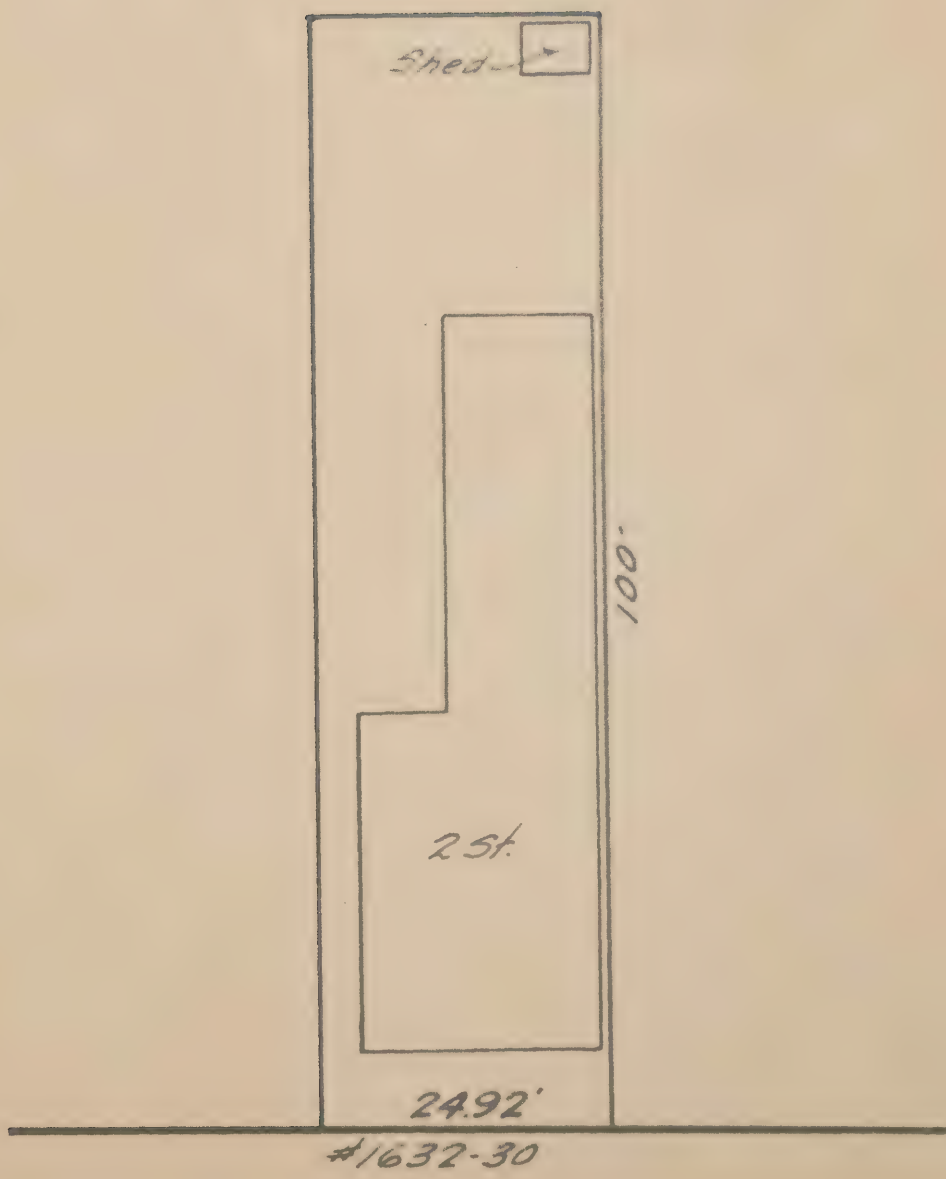
Sales Most Comparable	730-2; 730-31		
	2,492 s.f. @ \$ 7.30	\$ 18,192	18,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	70		80	
1-5 rm.	Owner		80	
			<u>160</u> x 110	17,600

LAND	\$ 11,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



EDDY STREET



APPRAISAL

OWNER: Daniel Warren et ux
PROPERTY ADDRESS: 1640-42 Eddy

PARCEL NO. 730-12
DATE ACQ: 1-18-61

OWNER'S ADDRESS: c/o Serra Rlty
6834 Mission, Daly City.
ZONING: R-3 PRESENT USE: Apts.

IRS: \$6.60
CONSID: \$28,000
BEST USE: Same

ASSESSED VALUE: Land \$ 1,780.00
Imps. 2,200.00
\$ 3,980.00

TAXES: \$ 249.72

LAND: DIMENSION 28 x 100 = 2,800

s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
2 st. fr. str. with high bsmt. gar. There are 2 apts. on the
1st flr. and 1-7 rm. flat on the 2nd flr. There is a double
garage at rear of property.

SUMMATION APPROACH:

Rounded to

Land	2,800 s.f. @ \$4.82±	\$ 13,500	
Improvements	3,129 s.f. @ \$4.30	\$13,455	
	Bsmt. gar.	750	
	Rear gar.	500	
		<u>14,705</u>	
		28,205	\$28,200

MARKET COMPARISON:

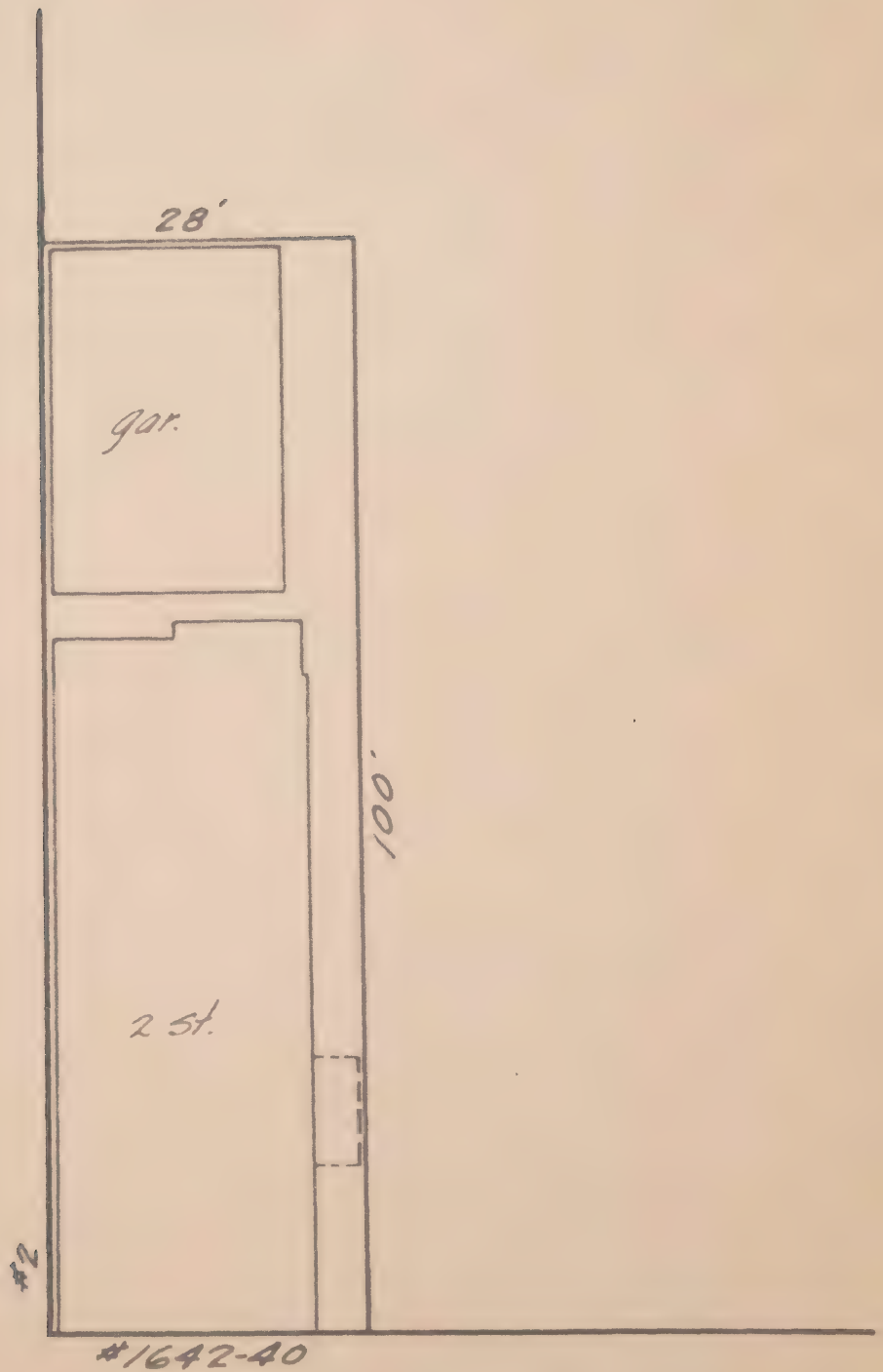
Sales Most Comparable	730-12; 1152-2; 1152-29	
	2,800 s.f. @ \$ 10.00	\$ 28,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	75		75	
1-3 rm.	65		65	
1-7 rm.	Owner		100	
Garages	32		32	
			<u>272</u> x 100	27,200

LAND	\$ 13,500
IMPROVEMENTS	<u>14,500</u>
MARKET VALUE OF PROPERTY	\$ 28,000

BOURBIN STREET



EDDY STREET



APPRAISAL

OWNER: Samuel B. Coleman et ux
PROPERTY ADDRESS: 1652-54 Eddy

PARCEL NO. 730-13
DATE ACQ: 1-14-46

OWNER'S ADDRESS: 1652 Eddy

ZONING: R-3

PRESENT USE: Mortuary

IRS:
CONSID:
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,840.00
Imps. 4,000.00
\$ 5,840.00

TAXES: \$ 485.30

LAND: DIMENSION 32.5 x 75 = 2,438 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 60

2 st. fr. str. being used as a mortuary. There is a partial bsmt. with 3 rms, Chapel, office and reception rm. on the 1st flr. and a 7 rm. flat on the 2nd. flr. All of bldg. is owner occupied.

SUMMATION APPROACH:

Rounded to

Land	2,438 s.f. @ \$4.92+	\$ 12,000	
Improvements	5,214 s.f. @ 4.00	20,856	
		32,856	\$32,900

MARKET COMPARISON:

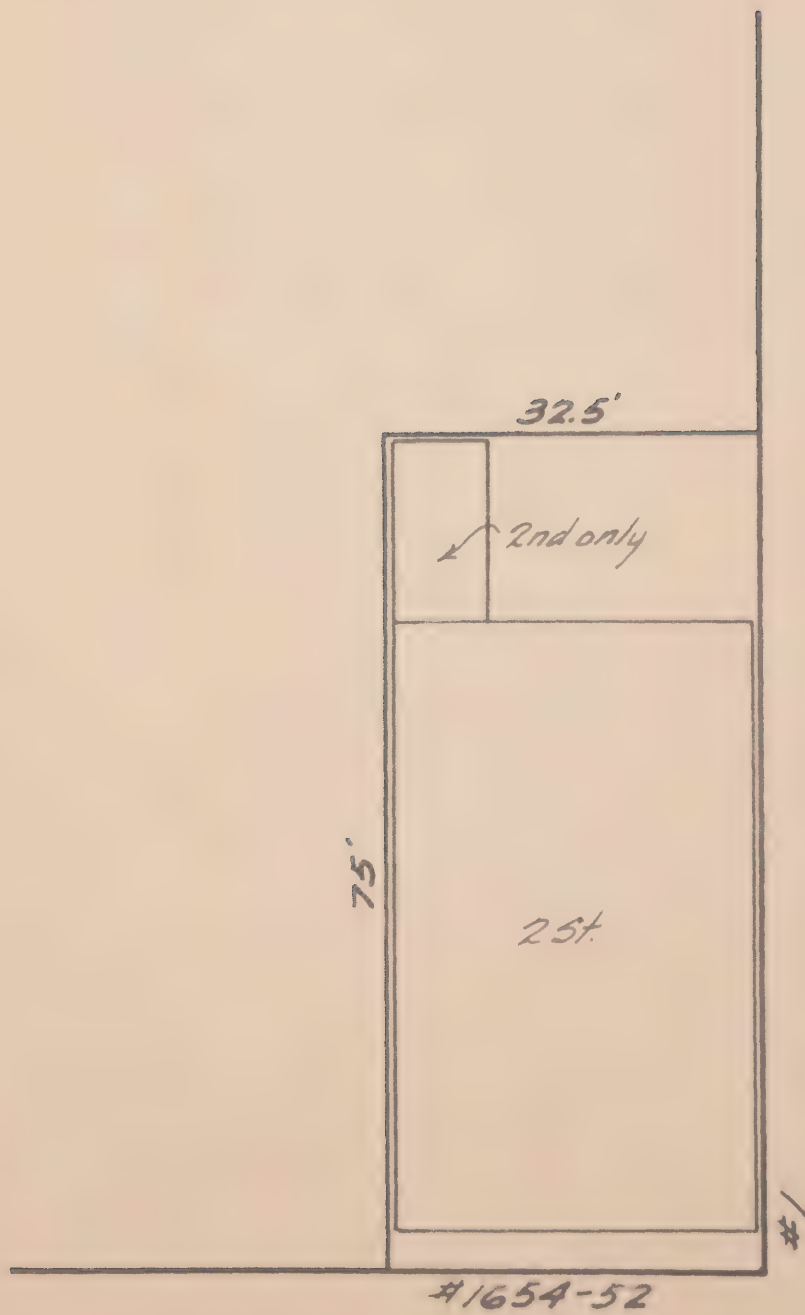
Sales Most Comparable 680-1B, -2; 1152-2; 1152-29
2,438 s.f. @ \$ 13.60 \$ 33,157 33,200

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 12,000
IMPROVEMENTS	21,000

MARKET VALUE OF PROPERTY \$ 33,000



EDDY STREET

BOURBIN STREET



APPRAISAL

33-36

OWNER: Ida Bell Bristo
PROPERTY ADDRESS: 1658-60 Eddy

PARCEL NO. 730-14
DATE ACQ: 2-23-61

OWNER'S ADDRESS: 1658 Eddy

IRS: \$29.70
CONSID: \$27,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,240.00
Imps. 2,650.00
\$ 3,890.00

TAXES: \$ 323.26

LAND: DIMENSION 27.5 x 75 = 2,063

s. f.

IMPROVEMENTS: Condition Good

Effective Age 35 ±

2 st. fr. & r. with high bsmt. garages. The 1st and 2nd flrs.
each contain 2-3 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	2,063 s.f. @ \$4.46+	\$ 9,200	
Improvements	2,636 s.f. @ 6.50	17,134	
Garages		1,500	
		<u>27,834</u>	\$27,800

MARKET COMPARISON:

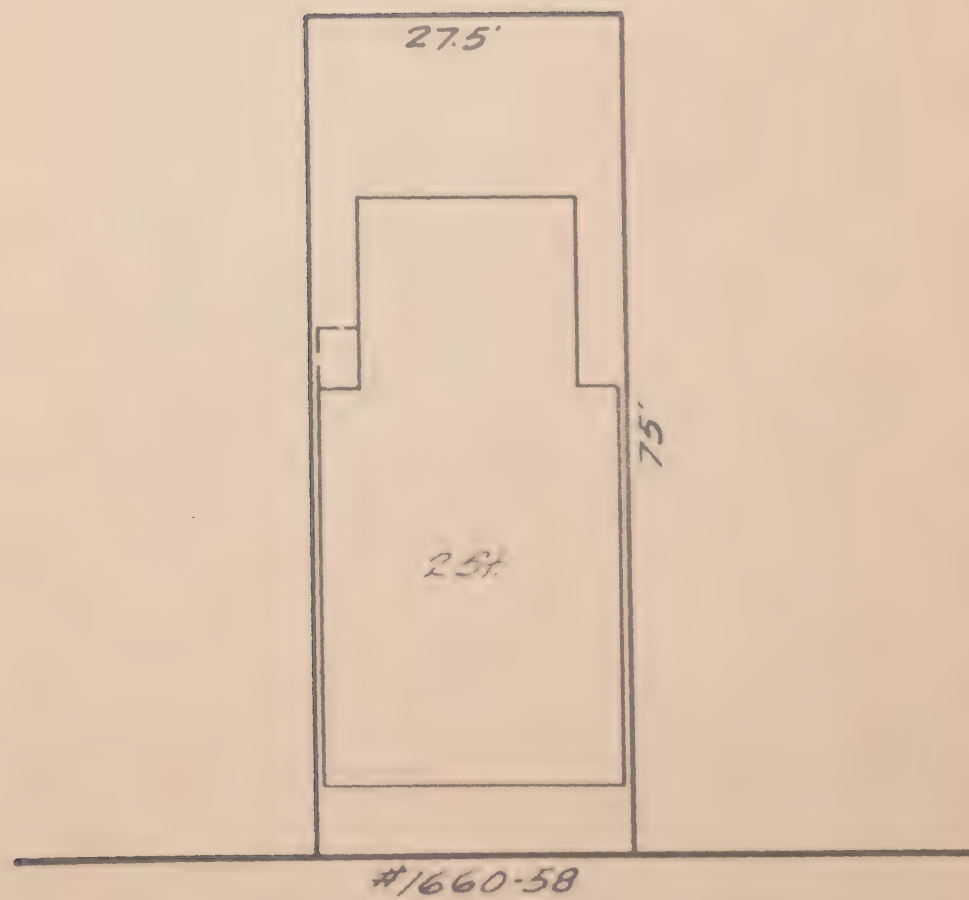
Sales Most Comparable	729-9; 730-14; 730-12		
	2,063 s.f. @ \$ 13.40	\$ 27,644	27,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-3 rm.	70 ea.		280	
2 garages	10		20	
			<u>300</u> x 90	27,000

LAND	\$ 9,200
IMPROVEMENTS	<u>18,300</u>

MARKET VALUE OF PROPERTY \$ 27,500



EDDY STREET



APPRAISAL

OWNER: Foo On Wong et ux
PROPERTY ADDRESS: 1664-66 Eddy

PARCEL NO: 730-15
DATE ACQ: 10-19-50

OWNER'S ADDRESS: 1664 Eddy

IRS: \$11.55
CONSID: N.S.

ZONING: R-3

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,360.00
Imps. 1,050.00
\$ 2,410.00

TAXES: \$ 152.48

LAND: DIMENSION 29 x 75 = 2,175

IMPROVEMENTS: Condition Fair

Effective Age 65

2 st. fr. str. with 1-store, 1-2 rm. and 1-3 rm. apt. on the 1st. flr. The 2nd flr. has 1-6 rm. flat. The 2 rm. apt. is very small with 1/2 bath and kitchenette.

SUMMATION APPROACH:

Rounded to

Land	2,175 s.f. @ \$4.46+	\$ 9,700.00	
Improvements	2,440 s.f. @ 4.50	10,980.00	
		20,680.00	\$20,700

MARKET COMPARISON:

Sales Most Comparable 750-17; 748-29; 782-32

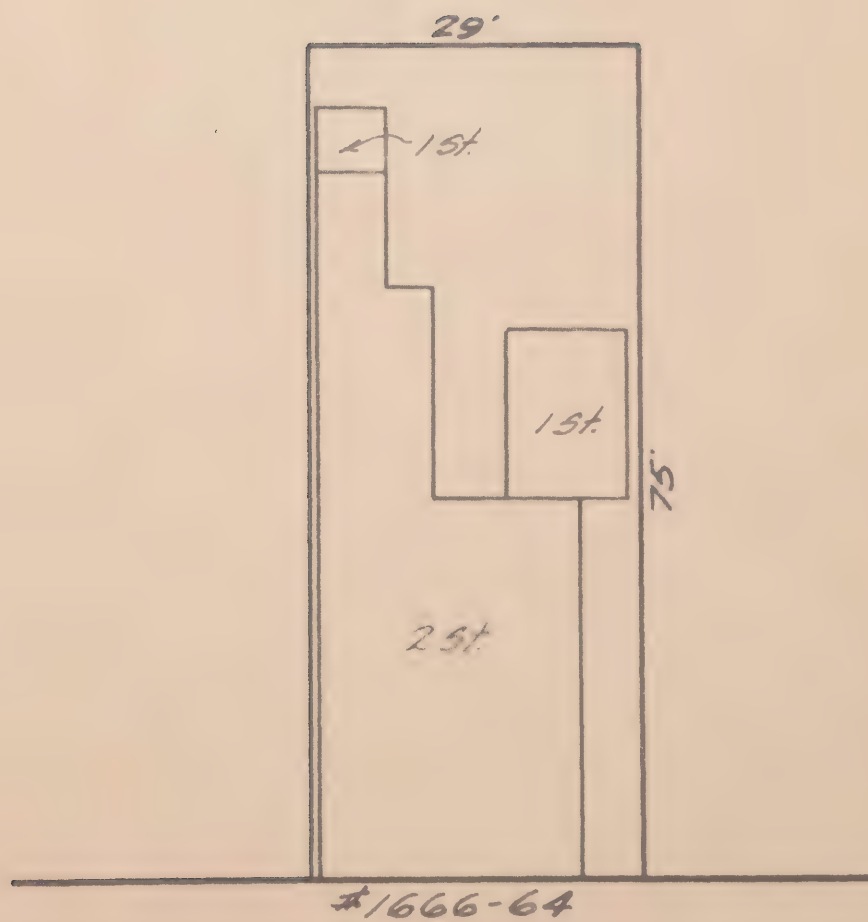
2,175 s.f. @ \$ 9.50	\$ 20,663	20,700
----------------------	-----------	--------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Owner		50	
1-3 rm.	Owner		50	
1-2 rm.	40		40	
1-6 rm.	100		100	
			240	x 85
				20,400

LAND	\$ 9,700
IMPROVEMENTS	10,800

MARKET VALUE OF PROPERTY \$ 20,500



EDDY STREET



APPRAISAL

OWNER: Frank Garcia et ux
PROPERTY ADDRESS: 1672-74 Eddy

PARCEL NO. 730-16
DATE ACQ: 8-15-61

OWNER'S ADDRESS: Unknown

IRS: \$4.40
CONSID: \$18,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,400.00
Imps. 1,600.00
\$ 3,000.00

TAXES: \$ 249.30

LAND: DIMENSION 31 x 75 = 2,325 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65

2 st. fr. str. with bsmt. stg. area. There are 2-4 rm. apts. on the 1st flr. and 2-3 rm. apts. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,325 s.f. @ \$4.52+	\$ 10,500	
Improvements	3,143 s.f. @ 4.00	12,572	
		<u>23,072</u>	\$23,100

MARKET COMPARISON:

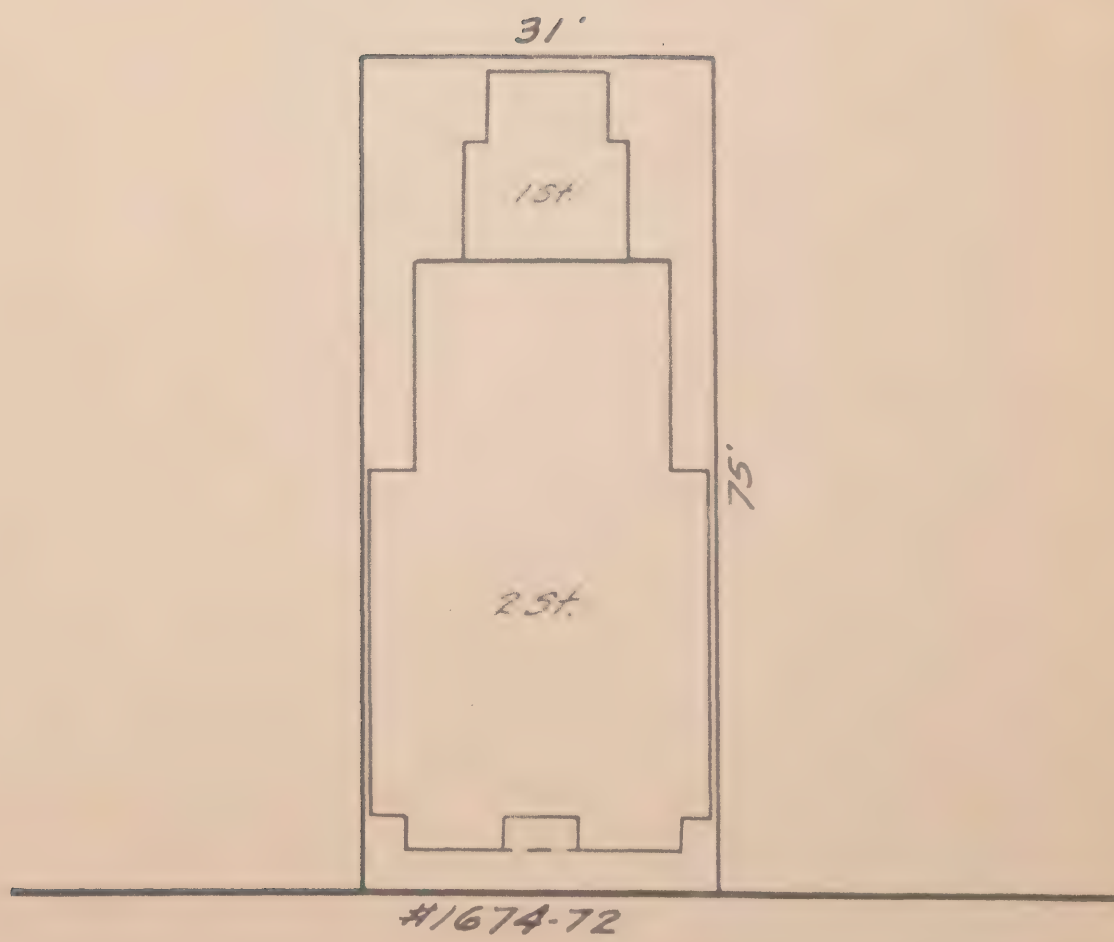
Sales Most Comparable	784-13A; 748-29; 781-18		
2,325	s.f. @ \$ 9.70	\$ 22,553	22,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	70 ea.		140	
2-3 rm.	65 ea.		130	
			<u>270</u> x 85 =	
			22,950	23,000

LAND	\$ 10,500
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 22,500



EDDY STREET



APPRAISAL

OWNER: Johnnie E. W. McLeod
PROPERTY ADDRESS: 1682-90 Eddy

PARCEL NO: 730-17
DATE ACQ: 1944

OWNER'S ADDRESS: Unknown

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00
Imps. 1,800.00
\$ 3,150.00

TAXES: \$ 261.76

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 65 ±

2 st. fr. str. with garages in front and bsmt. stg. There are 2-6 rm. units in the bldg. ea. having 3 rms. on the 1st flr. and 3 rms. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,676 s.f. @ 4.00	\$10,704	
Garage		1,000	
		11,704	
		21,704	\$21,700

MARKET COMPARISON:

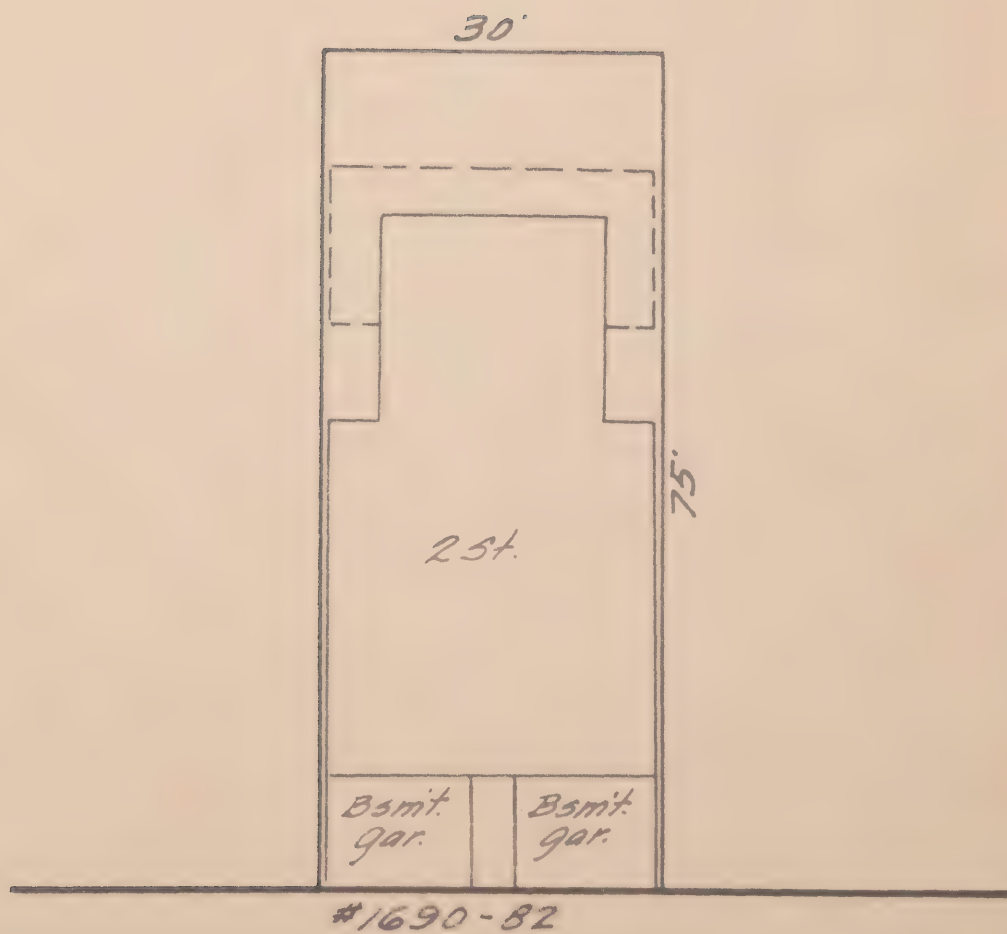
Sales Most Comparable	797-5; 793-16; 795-14		
	2,250 s.f. @ \$ 9.40	\$ 21,150	21,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-6 rm.	?	100 ea.	200	
2-garages	?	10 ea.	20	
			220 x 95	20,900

LAND	\$ 10,000
IMPROVEMENTS	11,000

MARKET VALUE OF PROPERTY \$ 21,000



EDDY

STREET

APPRAISAL

33-40

OWNER: City Title Ins. Co.
PROPERTY ADDRESS: 1698 Eddy

PARCEL NO. 730-18
DATE ACQ: 5-19-49

OWNER'S ADDRESS: 214 Van Ness Ave.

IRS:

ZONING: R-3

PRESENT USE: Church & apt.

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,960.00
Imps. 1,100.00
\$ 3,060.00

TAXES: \$ 254.28

LAND: DIMENSION 30 x 75 = 2,250

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

2 st. fr. str. with 2 car det. garage. The 1st flr. is being used as a church and the 2nd flr. has 1-4 rm. apt.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89+	
Improvements	2,196 s.f. @ 2.00	\$4,392
Garage	450 s.f. @ 1.00	450

\$ 11,000

4,842
15,842

\$15,800

MARKET COMPARISON:

Sales Most Comparable 750-17; 804-1
2,250 s.f. @ \$ 6.90

\$ 15,525

15,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-church	100		75
1-4 rm.	65		65
2 garages	10 ea.		20
			160 x 100

16,000

LAND	\$ 11,000
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 15,500

APPRAISAL

55-25

OWNER: Eduardo L. C. Fabio
PROPERTY ADDRESS: 1216 Pierce

PARCEL NO. 730-19
DATE ACQ. 12-13-60

OWNER'S ADDRESS: Unknown

IRS: \$1.10
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: 2 singles

ASSESSED VALUE: Land \$ 1,200.00
Imps. 400.00
\$ 1,600.00

TAXES: \$ 132.96

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 75

Front bldg. - 1 st. fr. single family str. with gar. in front and
bsmt. stg. There are 4 rms. in the bldg.
Rear bldg. - 1 st., 3 rm. fr. dwelling with bsmt. stg.

SUMMATION APPROACH:

Reounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements			
Front	798 s.f. @ \$1.00	\$798	
Garage		300	
Rear	553 s.f. @ 1.00	553	
		1,651	
		<u>11,651</u>	\$11,700

MARKET COMPARISON:

Sales Most Comparable	1080-7		
2,250 s.f. @ \$ 5.10	\$ 11,475	11,500	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	?		70	
1-3 rm.	67.50		65	
Garages	5.00 ea.		10	
			<u>145</u> x 80	11,600

LAND	\$ 10,000
IMPROVEMENTS	<u>1,500</u>

MARKET VALUE OF PROPERTY \$ 11,500

APPRAISAL

33-19

OWNER: Mary E. Loftus
 PROPERTY ADDRESS: 2 vacant lots on Pierce

PARCEL NO. 730-20, -21
 DATE ACQ: 6-18-51

OWNER'S ADDRESS: 210 27th Avenue

ZONING: R-3 PRESENT USE: Vacant

IRS:
 CONSID:
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,400.00
 Imps. -
 \$ 2,400.00

TAXES: \$ 199.44

LAND: DIMENSION 50 x 90 = 4,500

s. f.

IMPROVEMENTS: Condition

Effective Age ±

Vacant lots, fence only.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$4.44±	\$ 20,000
Improvements	No value	<u>0</u>

\$20,000

MARKET COMPARISON:

Sales Most Comparable 686-8; 771-1; 770-3
 4,500 s.f. @ \$ 4.45

\$ 20,025

20,000

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 20,000
IMPROVEMENTS	<u>0</u>

MARKET VALUE OF PROPERTY \$ 20,000

APPRAISAL

33-18

OWNER: General S. Edwards
PROPERTY ADDRESS: 1236-38 Pierce

PARCEL NO. 730-22
DATE ACQ: 8-22-56

OWNER'S ADDRESS: 1236 Pierce

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
Imps. 4,350.00
\$ 5,550.00

TAXES: \$ 461.20

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Excellent

Effective Age 30 ±

2 st. fr. str. with high bsmt. garages. There is 1-5 rm. flat on ea. flr. ea. with tile bath and tile shower. This is a very well maintained bldg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	2,336 s.f. @ 5.50	12,848	
		<u>22,848</u>	\$22,800

MARKET COMPARISON:

Sales Most Comparable 778-3; 793-16; 1129-25
2,250 s.f. @ \$ 10.00 \$ 22,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		110	
1-5 rm.	100		110	
			<u>220</u> x 100	22,000

Garages are included in rent.

LAND	\$ 10,000
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 22,000

APPRAISAL

OWNER: Willie A. Smith et ux
PROPERTY ADDRESS: 1242-44 Pierce

PARCEL NO. 730-23
DATE ACQ: 8-11-55

OWNER'S ADDRESS: 1242 Pierce

IRS: \$16.50
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
 Imps. 1,400.00
 \$ 2,600.00

TAXES: \$ 216.06

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Excellent Effective Age 30 ±

2 st. fr. str. with 1-4 rm. flat on the 1st flr. and 1-5 rm. flat on the 2nd flr. All tile bathrooms and a very well maintained structure.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,949 s.f. @ 5.00	9,745	
		<u>19,745</u>	\$19,700

MARKET COMPARISON:

Sales Most Comparable	778-3; 793-16; 1129-25		
	2,250 s.f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4	Relative		90	
1-5	Owner		110	
			<u>200</u> x 100	20,000

LAND	\$ 10,000
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 20,000

APPRAISAL

33-10

OWNER: James Lebedeff et al
PROPERTY ADDRESS: 1791-95 Ellis

PARCEL NO. 730-24A
DATE ACQ: 1953

OWNER'S ADDRESS: c/o Nina Hansen-810 33rd Ave.

IRS:

ZONING: R-3

PRESENT USE: Store & apt.

CONSID:

BEST USE:

Decree
Same

ASSESSED VALUE: Land \$ 1,360.00
Imps. 1,000.00
\$ 2,360.00

TAXES: \$ 196.12

LAND: DIMENSION 41.75 x 30 = 1,253

s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60 ±
2 st. fr. str. with a store on the 1st flr. and a 4-rm. apt. on
the 2nd flr. Bath has been remodeled and has tile flrs.,
colored fixtures and a stall shower.

SUMMATION APPROACH:

Rounded to

Land	1,253 s.f. @ \$5.19+	\$ 6,500	
Improvements	2,130 s.f. @ 4.00	8,520	
		<u>15,020</u>	\$15,000

MARKET COMPARISON:

Sales Most Comparable 750-17; 804-1; 803-24
1,253 s.f. @ \$ 12.00 \$ 15,036 15,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	110		100	
1-4 rm.	60		65	
			<u>165</u> x 95 =	
			15,675	15,700

LAND	\$ 6,500
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 15,500



APPRAISAL

OWNER: Ella M. Andrews
PROPERTY ADDRESS: 1250 Pierce

PARCEL NO. 730-24
DATE ACQ:

OWNER'S ADDRESS: 1250 Pierce

IRS:
CONSID:

ZONING: R-3

PRESENT USE: Single family

BEST USE: Apts.

ASSESSED VALUE: Land \$ 780.00
Imps. 1,300.00
\$ 2,080.00

TAXES: \$ 172.84

LAND: DIMENSION 33.25 x 30 = 998

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

2 st. fr. str. with bsmt. garages. This is a single family dwelling with 4 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	998 s.f. @ \$6.01±	\$ 6,000	
Improvements	1,896 s.f. @ 4.25	\$8,058	
Garages		<u>1,000</u>	
		9,058	
		<u>15,058</u>	\$15,100

MARKET COMPARISON:

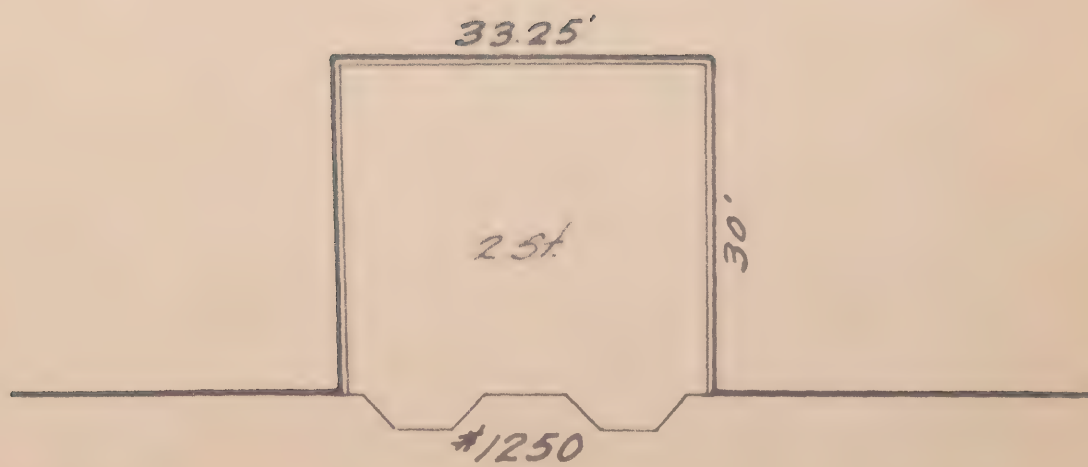
Sales Most Comparable	803-24; 804-27		
998	s.f. @ \$ 15.00	\$ 14,970	15,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 6,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



PIERCE STREET



APPRAISAL

OWNER: John Del Tredici et ux
PROPERTY ADDRESS: 1759-69 Ellis

PARCEL NO. 730-25
DATE ACQ: 1944

OWNER'S ADDRESS: 1759 Ellis

ZONING: R-3

PRESENT USE: Apts.

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 2,700.00
Imps. 2,800.00
\$ 5,500.00

TAXES: \$ 457.06

LAND: DIMENSION 60 x 75 = 4,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
2 st. fr. str. with garages in the bsmt. There are 3 rms. and one bath in the bsmt. but no kitchen. The 1st flr. has 3-4 rm. apts. and the 2nd flr. has 3-5 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$4.44±	\$ 20,000	
Improvements	6,034 s.f. @ 2.80	\$16,895	
Bsmt.	2,900 s.f. @ 0.60	<u>1,740</u>	
		18,635	
		<u>38,635</u>	\$38,600

MARKET COMPARISON:

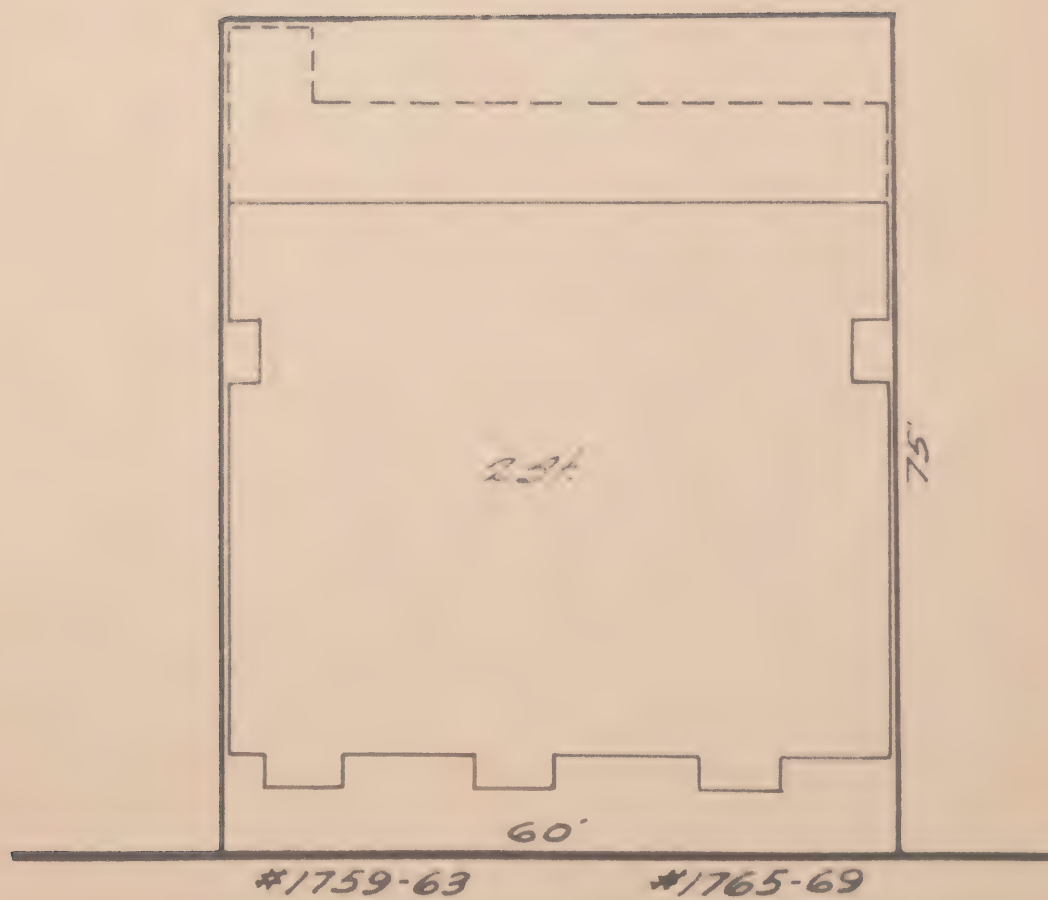
Sales Most Comparable 782-13; 729-9
4,500 s.f. @ \$ 8.60 \$ 38,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. apt.	Owner	20	20	
3-4 rm.	55	65	195	
3-5 rm.	55	70	210	
Garages	?	10 ea.	<u>30</u>	
			455 x 85 =	
			38,675	38,700

LAND \$ 20,000
IMPROVEMENTS 18,000

MARKET VALUE OF PROPERTY \$ 38,000



ELLIS STREET



APPRAISAL

OWNER: Thomas E. Johnstone
 PROPERTY ADDRESS: 1757 Ellis

PARCEL NO. 730-26
 DATE ACQ: 1961

OWNER'S ADDRESS: 450 2nd Ave.

IRS:

ZONING: R-3

PRESENT USE: Single family

CONSID: Decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,100.00
 Imps. 300.00
 \$ 1,400.00

TAXES: \$ 116.34

LAND: DIMENSION 22 x 100 = 2,200

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

2 st. fr. str. containing 6 rms.

SUMMATION APPROACH:

Rounded to

Land 2,200 s. f. @ \$4.43+
 Improvements 1,218 s. f. @ 3.50

\$ 9,750
 4,263
 14,013

\$14,000

MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27
 2,200 s. f. @ \$ 6.40

\$ 14,080

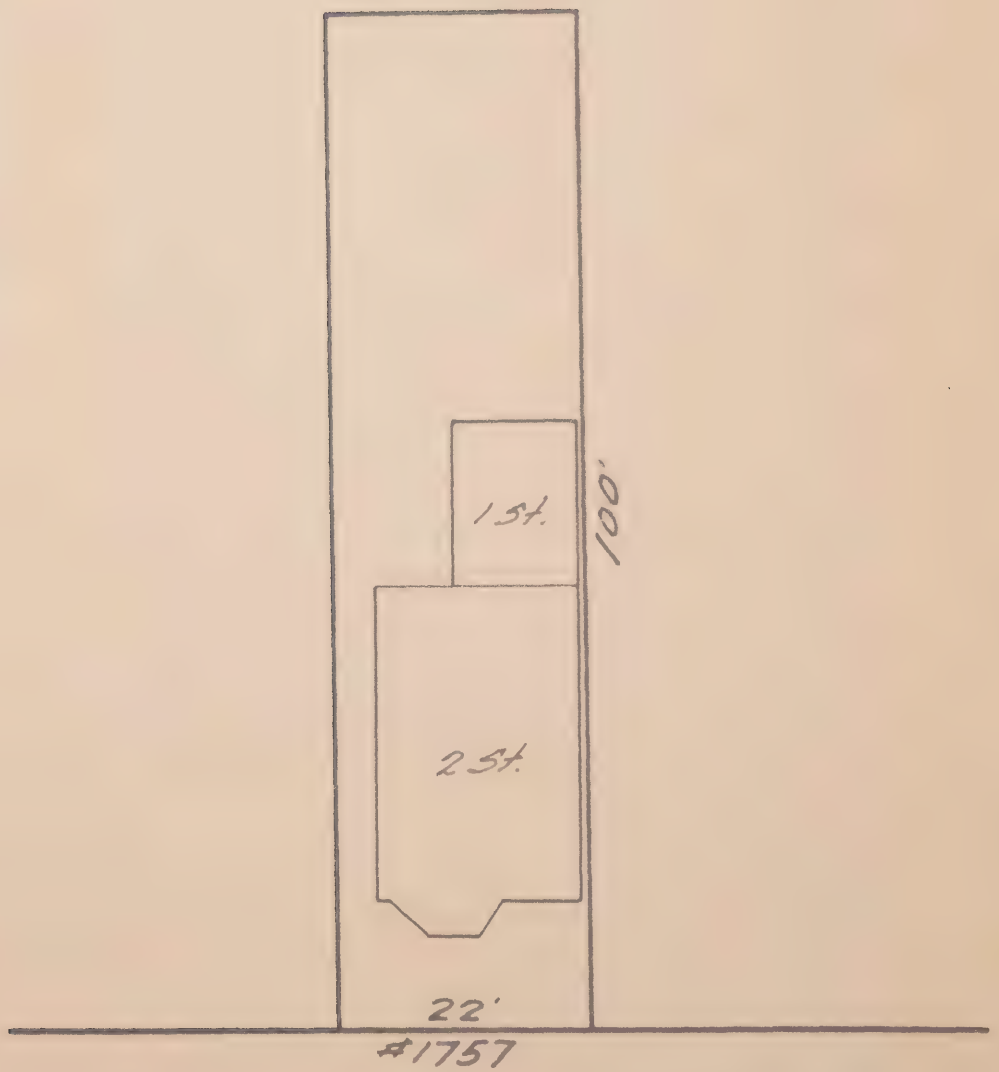
14,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$	9,750
IMPROVEMENTS		4,250

MARKET VALUE OF PROPERTY \$ 14,000



ELLIS STREET



APPRAISAL

OWNER: Jeff Pruitt et ux
PROPERTY ADDRESS: 1755 Ellis

PARCEL NO. 33-7 730-27
DATE ACQ: 1947

OWNER'S ADDRESS: 1755 Ellis

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,150.00
Imps. 1,350.00
\$ 2,500.00

TAXES: \$ 207.76

LAND: DIMENSION 23 x 100 = 2,300 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±
2 st. fr. str. with 1-3 rm. flat on the 1st flr. and 1-4 rm.
flat on the 2nd flr. A recently constructed storage shed
and shop in the rear is in good condition.

SUMMATION APPROACH:

Rounded to

Land	2,300 s.f. @ \$4.43+	\$ 10,200	
Improvements	1,478 s.f. @ 4.00	\$5,912	
Shop	286 s.f. @ 2.50	715	
		6,627	
		16,827	\$16,800

MARKET COMPARISON:

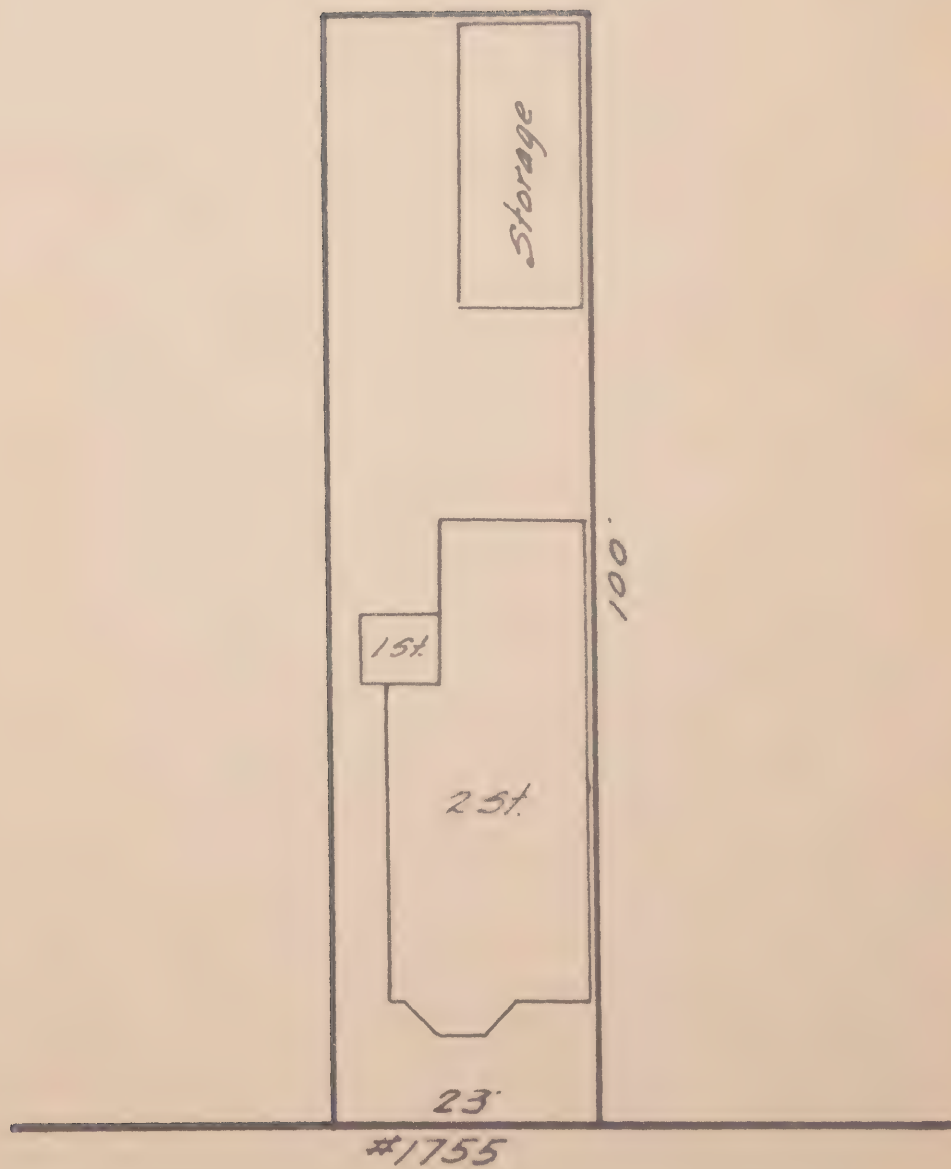
Sales Most Comparable 730-7; 779-18; 730-2
2,300 s.f. @ \$ 7.00 \$ 16,100 16,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	65		65	
1-4 rm.	?		75	
			140 x 115	16,100

LAND \$ 10,200
IMPROVEMENTS 5,800

MARKET VALUE OF PROPERTY \$ 16,000



ELLIS STREET



APPRAISAL

OWNER: Donald A. Elliott
 PROPERTY ADDRESS: 1743-53 Ellis

PARCEL NO. 730-28
 DATE ACQ: 12-1-61

OWNER'S ADDRESS: 949 Elizabeth

IRS: \$96.25
 CONSID: \$87,500 Ind.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,730.00
 Imps. 4,950.00
 \$ 7,680.00

TAXES: \$ 638.20

LAND: DIMENSION 45 x 100 = 4,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60

3 st. fr. str. with some bsmt. stg. area. There are 3 apts. on the 1st flr. and 4 apts. on ea. of the 2nd and 3rd flrs. Det. garage is at the rear.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$4.89+	\$ 22,000
Improvements	6,538 s.f. @ 7.50	\$49,035
Garage	1,148 s.f. @ 0.70	804
		<u>49,839</u>
		71,839

\$71,800

MARKET COMPARISON:

Sales Most Comparable 793-20; 1153-6; 1153-8
 4,500 s.f. @ \$ 15.80

\$

71,100

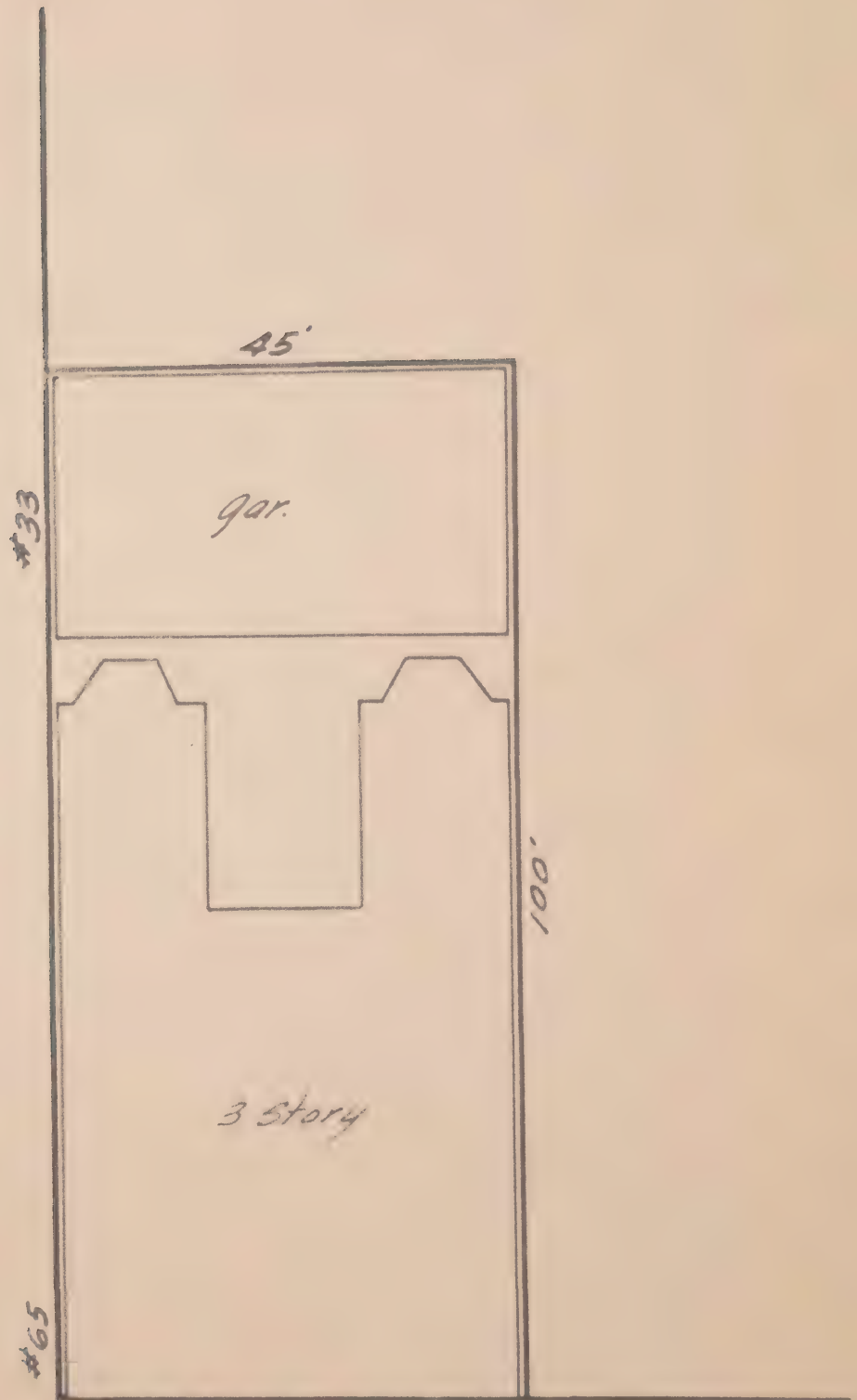
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	90		90
1-3 rm.	55		55
9-3 rm.	65 ea.		585
Garage	?		15
			<u>745</u>
			x 95 =
			70,775
			70,800

LAND \$ 22,000
 IMPROVEMENTS 49,000

MARKET VALUE OF PROPERTY \$ 71,000

BOURBIN STREET



ELLIS STREET



APPRAISAL

OWNER: Mattie White
PROPERTY ADDRESS: 29-31 Bourbin

PARCEL NO. 730-30
DATE ACQ: Prior 1959

OWNER'S ADDRESS: 31 Bourbin

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 960.00
Imps. 600.00
\$ 1,560.00

TAXES: \$ 129.64

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

1 st. single family dwelling with bsmt. converted to 1-3 rm. apt. and garage. There is also a garage at rear of bldg.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$4.44±
Improvements
1st flr. 1,075 s.f. @ \$2.50 \$2,688
Bsmt. 1,075 s.f. @ 1.50 1,613
Garage 550 s.f. 300

\$ 10,000

4,601
14,601

\$14,600

MARKET COMPARISON:

Sales Most Comparable 730-7; 729-19
2,250 s.f. @ \$ 6.50

\$ 14,625

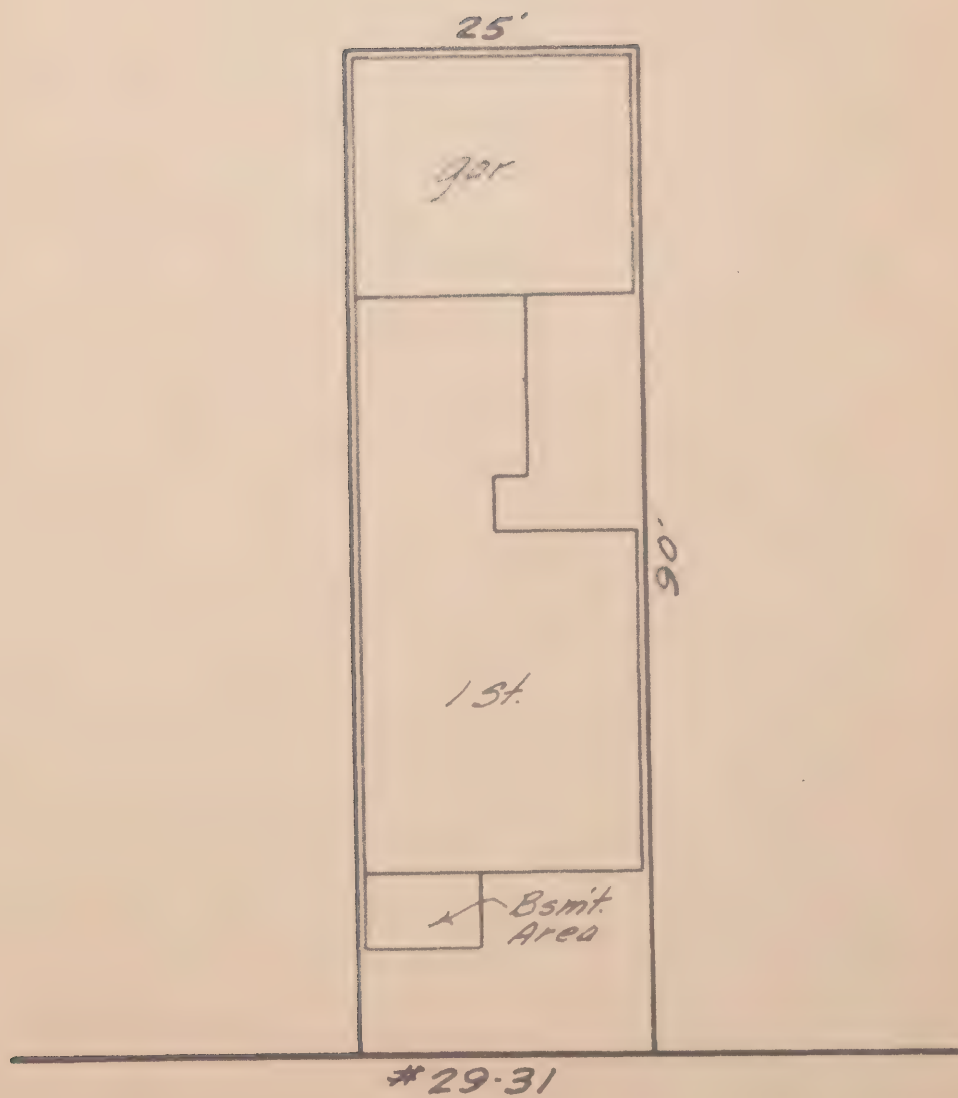
14,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. apt. Owner			50
Garage Owner			10
1st flr. 70			70
			130 x 110
			14,300

LAND \$ 10,000
IMPROVEMENTS 4,500

MARKET VALUE OF PROPERTY \$ 14,500





APPRAISAL

OWNER: Gladys E. Crivello
 PROPERTY ADDRESS: 25-27 Bourbin

PARCEL NO. 730-31
 DATE ACQ: 5-20-61

OWNER'S ADDRESS: Unknown

IRS: \$7.15
 CONSID: \$19,000 Ind.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 960.00
 Imps. 800.00
 \$ 1,760.00

TAXES: \$ 146.26

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65

2 st. fr. str. with bsmt. store and stg. area. There is a 1-5 rm. flat on ea. flr. The bsmt. store is now only stg. area and not rentable.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,740 s.f. @ 3.50	6,090	
		<u>16,090</u>	\$16,100

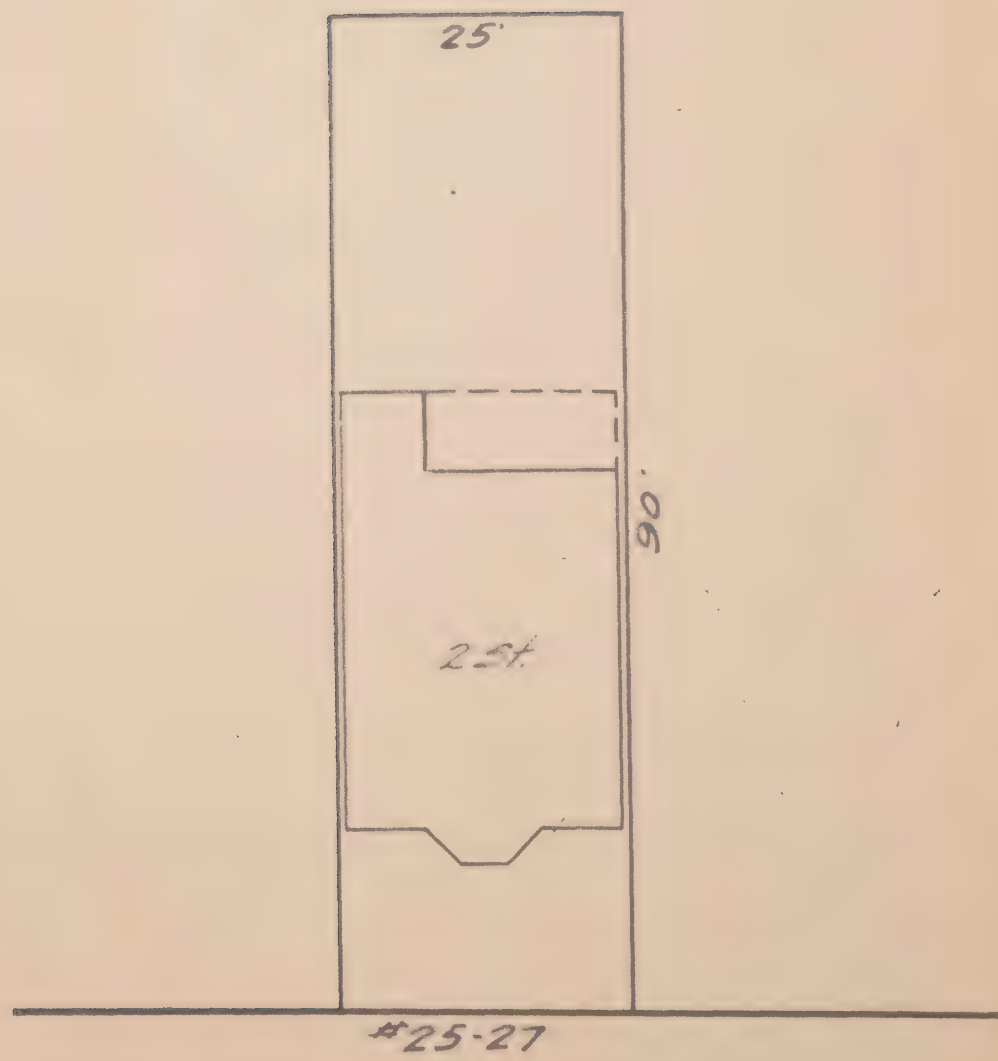
MARKET COMPARISON:

Sales Most Comparable	730-7; 729-19		
	2,250 s.f. @ \$ 7.10	\$ 15,975	16,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		80	
1-5 rm.	80		80	
			<u>160</u> x 100	16,000

LAND	\$ 10,000
IMPROVEMENTS	<u>6,000</u>
MARKET VALUE OF PROPERTY	\$ 16,000



BOURBIN STREET



APPRAISAL

33-24

OWNER: George W. Smith et ux
PROPERTY ADDRESS: 19-21 Bourbin

PARCEL NO. 730-32
DATE ACQ: 1949

OWNER'S ADDRESS: 1220-21st, Fairbanks, Alaska

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 960.00
Imps. 700.00
\$ 1,660.00

TAXES: \$ 137.94

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor
2 st. fr. str. with 1 flat on ea. flr.

Effective Age 70

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	1,972 s.f. @ 2.50	4,930
		<u>14,930</u>

\$14,900

MARKET COMPARISON:

Sales Most Comparable 730-7; 779-18; 730-2
2,250 s.f. @ \$ 6.70

\$ 15,075

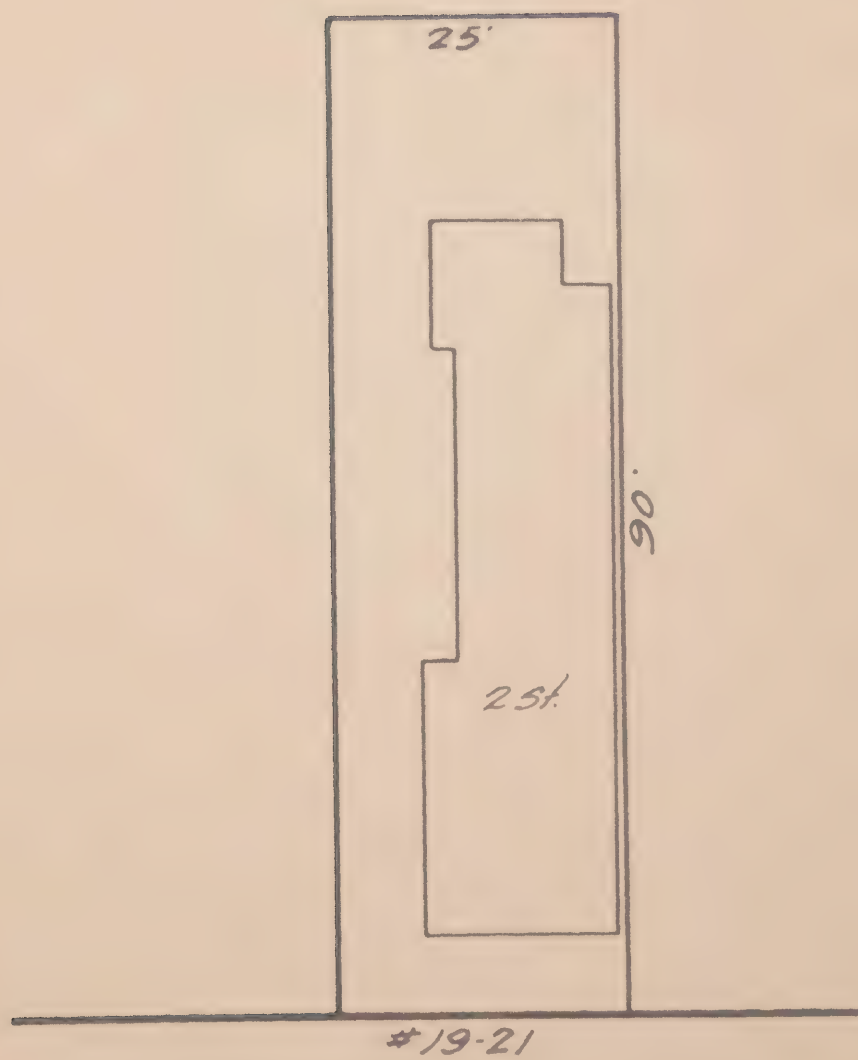
15.100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 rm.	60 ea.	75	150 x 100	15,000

LAND	\$ 10,000
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



BOURBIN STREET



APPRAISAL

OWNER: James Scott
PROPERTY ADDRESS: 15-17 Bourbin

PARCEL NO. 730-33
DATE ACQ: 9-19-58

OWNER'S ADDRESS: Unknown

IRS: \$2.20
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 960.00
Imps. 900.00
\$ 1,860.00

TAXES: \$ 154.56

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 60 ±

2 st. fr. str. with bsmt. garage and stg. There is one flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,954 s.f. @ 3.30	\$9,748	
Garage		500	
		<u>10,248</u>	
		20,248	\$20,200

MARKET COMPARISON:

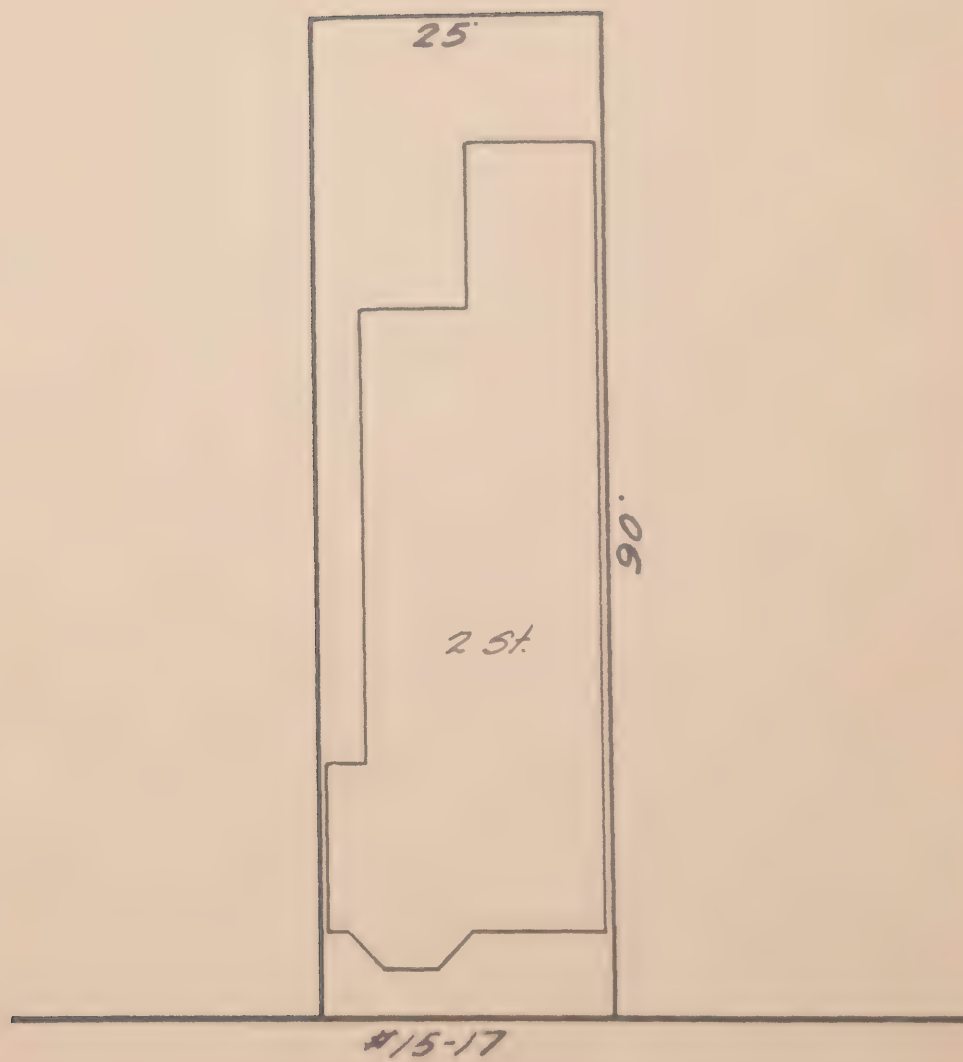
Sales Most Comparable 797-5; 778-3; 795-14
2,250 s.f. @ \$ 8.90 \$ 20,025 20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-7 rm. Owner			100
1-6 rm.			90
1-garage			10
			<u>200</u> x 100
			20,000

LAND \$ 10,000
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 20,000



BOURBIN STREET



APPRAISAL

OWNER: Edward Way Leong et al
 PROPERTY ADDRESS: Vacant lot on Bourbin St.

PARCEL NO. 730-34
 DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:
 CONSID:
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 960.00
 Imps. -
 \$ 960.00

TAXES: \$ 79.78

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age 2

Vacant lot

SUMMATION APPROACH:

Rounded to

Land 2,250 s. f. @ \$4.44+ \$ 10,000
 Improvements None -

\$10,000

MARKET COMPARISON:

Sales Most Comparable 729-36; 728-4; 729-19
 2,250 s. f. @ \$ 4.50

\$ 10,125

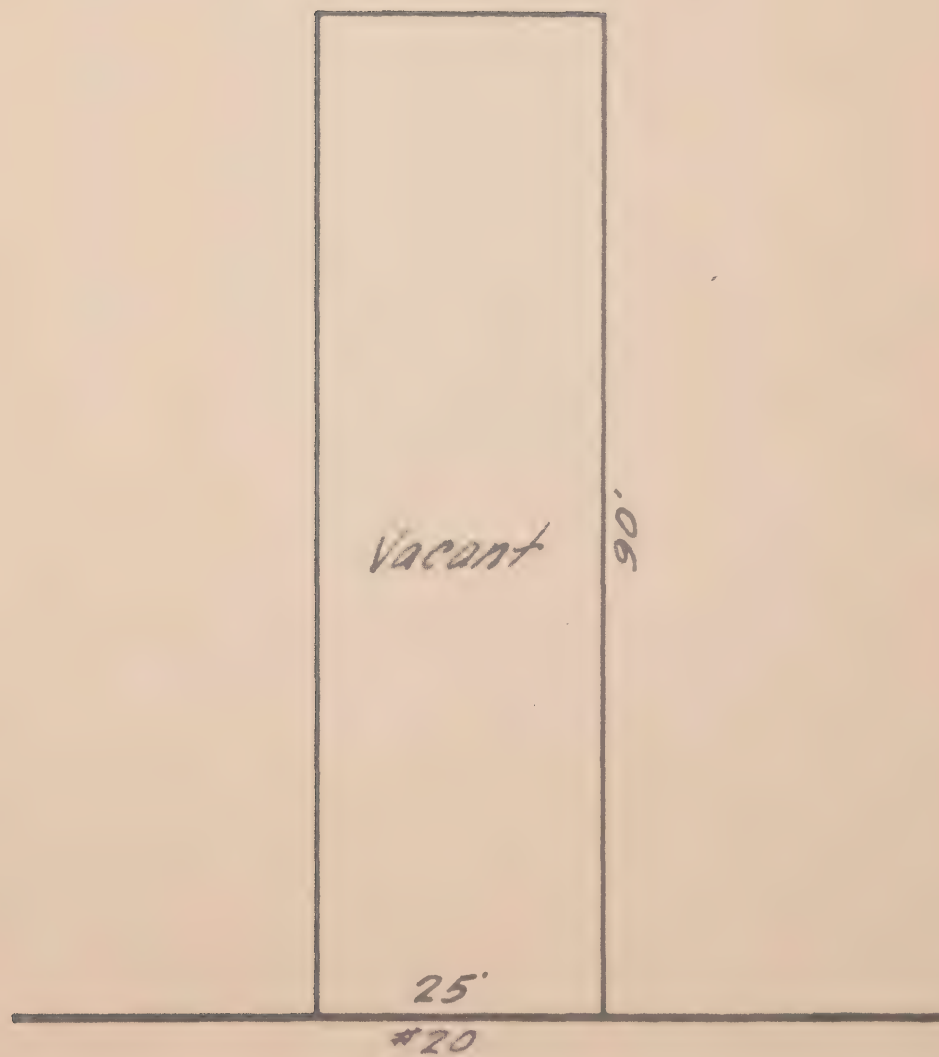
10,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 10,000
 IMPROVEMENTS 0

MARKET VALUE OF PROPERTY \$ 10,000



BOURBIN STREET



APPRAISAL

33-21

OWNER: James Buchanan
PROPERTY ADDRESS: 26-30 Bourbin

PARCEL NO. 730-35
DATE ACQ: 6-15-49

OWNER'S ADDRESS: 26 Bourbin

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 960.00
 Imps. 2,200.00
 \$ 3,160.00

TAXES: \$ 262.60

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 65

3 st. fr. str. with 1-6 rm. flat on the 1st flr., 1-5 rm. flat on the 2nd flr. and 2-3 rm. apts. sharing 1 bath on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	4,356 s.f. @ 3.80	16,553	
		<u>26,553</u>	\$26,600

MARKET COMPARISON:

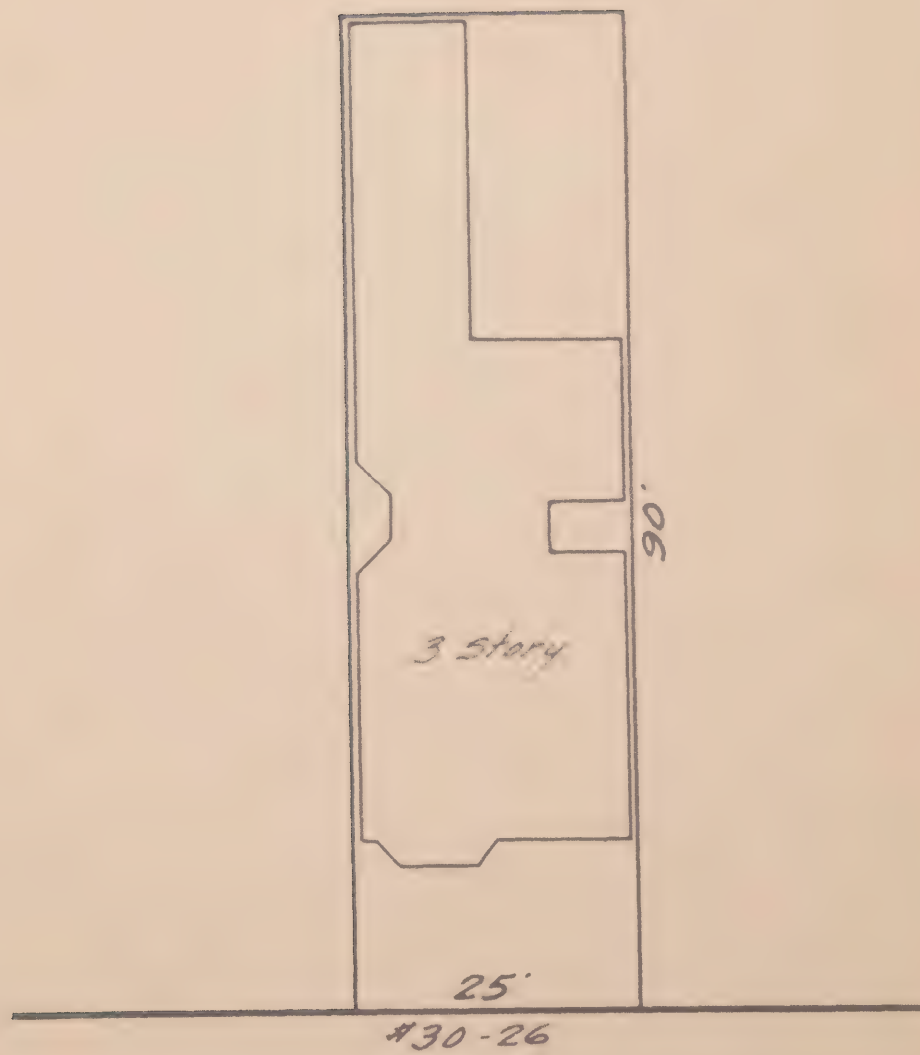
Sales Most Comparable	775-15; 730-12		
	2,250 s.f. @ \$ 11.60	\$ 26,100	26,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	Owner		100	
1-5 rm.	80		80	
2-3 rm.	40 ea.		80	
			<u>260</u> x 100	26,000

LAND	\$ 10,000
IMPROVEMENTS	<u>16,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



BOURBIN STREET



APPRAISAL

OWNER: Lucille Albady Carrier
PROPERTY ADDRESS: 32 Bourbin

PARCEL NO. 730-36
DATE ACQ:

OWNER'S ADDRESS: 667 Waller

IRS:
CONSID:

ZONING: R-3

PRESENT USE: Single family

BEST USE: Apts.

ASSESSED VALUE: Land \$ 960.00
Imps. 300.00
\$ 1,260.00

TAXES: \$ 104.70

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 st. single family home with garage at the rear of the property.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	982 s.f. @ 2.00	\$1,964	
	Garage	500	
		2,464	
		12,464	\$12,500

MARKET COMPARISON:

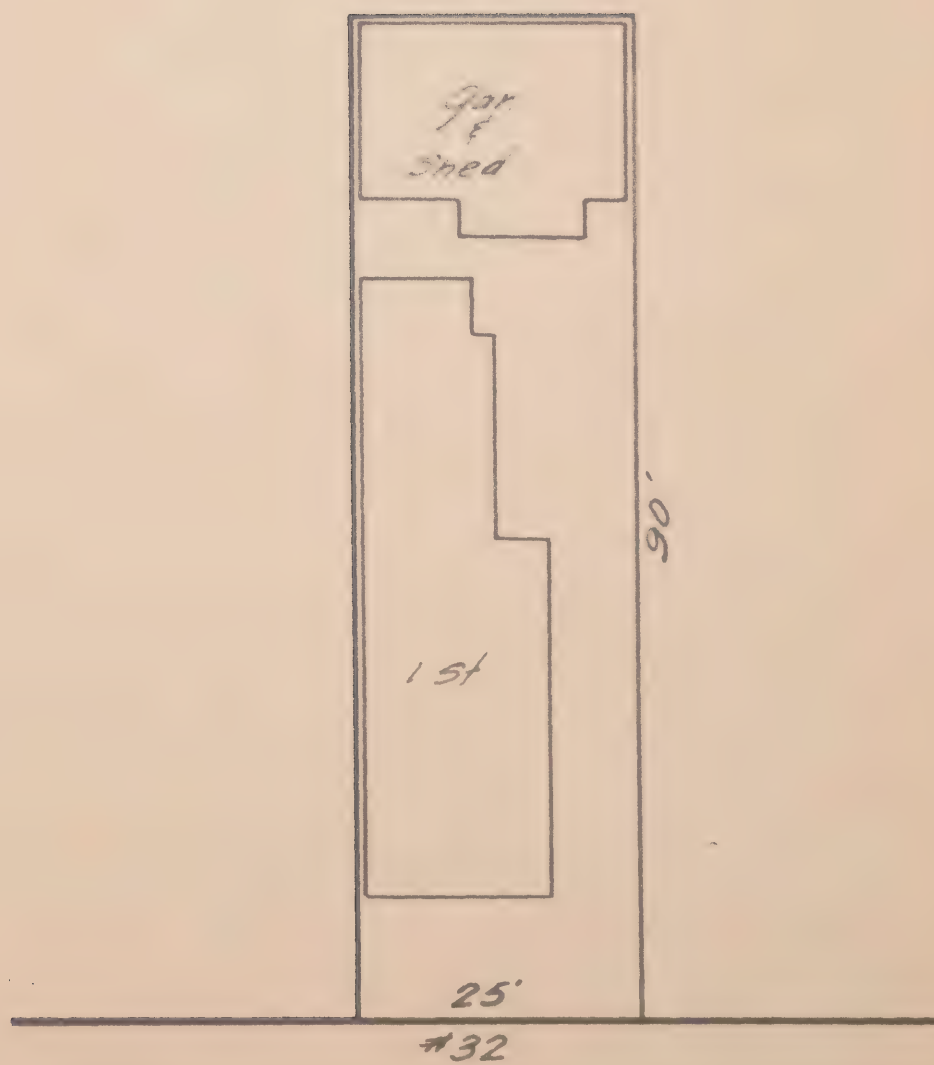
Sales Most Comparable	748-20; 782-4A; 748-20		
	2,250 s.f. @ \$ 5.50	\$ 12,375	12,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	2,000

MARKET VALUE OF PROPERTY \$ 12,000



BOURBIN STREET



APPRAISAL

OWNER: Louise Lunnon
PROPERTY ADDRESS: 36 Bourbin

PARCEL NO. 730-37
DATE ACQ: 3-17-58

OWNER'S ADDRESS: Unknown

IRS: \$1.10
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 960.00
Imps. 600.00
\$ 1,560.00

TAXES: \$ 129.64

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Very poor

Effective Age 70 =

2 st. fr. str. with 1-3 rm. apt. on the 1st flr. and 1-4 rm. on the 2nd flr. Bldg. was converted from single.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	1,594 s.f. @ 1.50	2,391	
		<u>12,391</u>	\$12,400

MARKET COMPARISON:

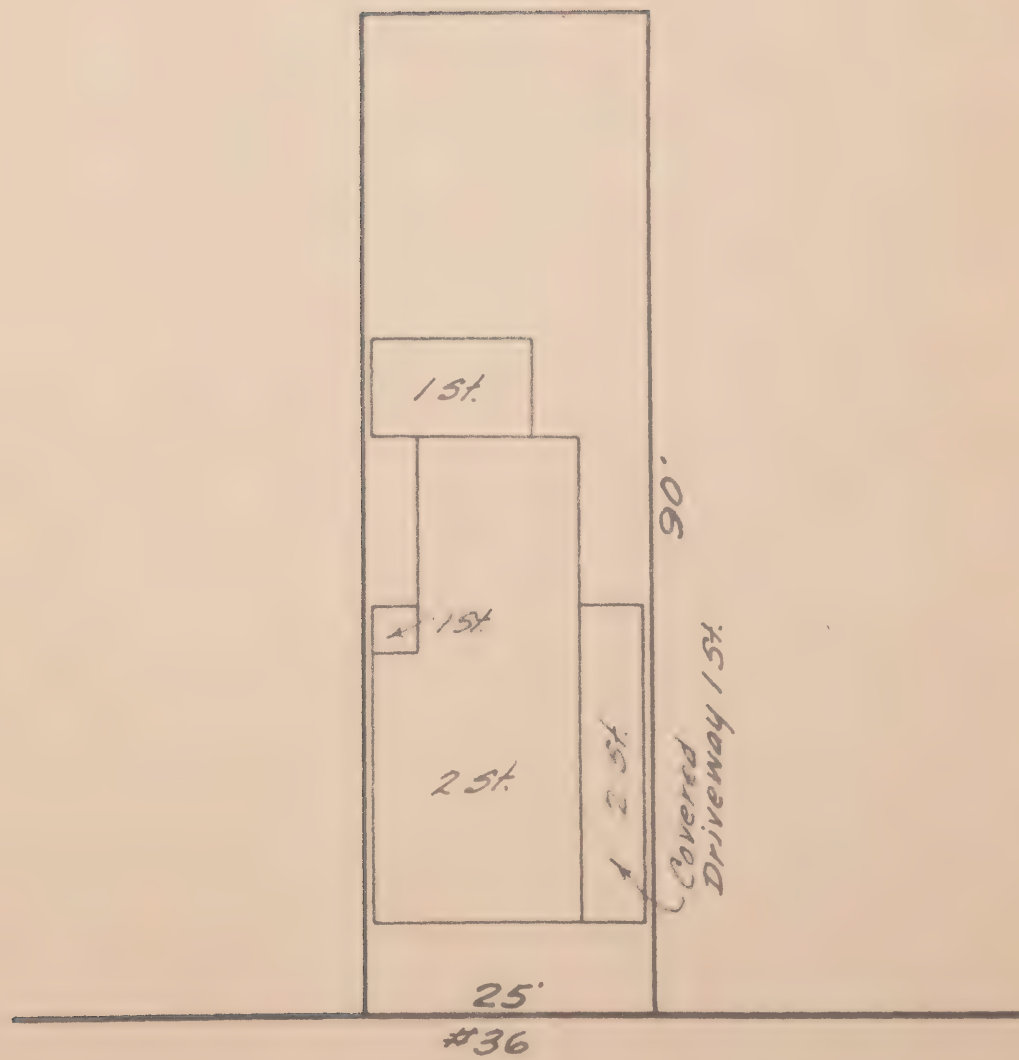
Sales Most Comparable	728-3; 730-7		
	2,250 s.f. @ \$ 5.60	\$	12,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	50		60	
1-4 rm.	Owner		65	
			<u>125</u> x 100	12,500

LAND	\$ 10,000
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 12,500



BOURBIN STREET



APPRAISAL

OWNER: Samuel H. Roberson et ux
PROPERTY ADDRESS: 1717 Ellis

PARCEL NO. 730-38
DATE ACQ: 10-18-59

OWNER'S ADDRESS: 51 Corona St.,

IRS: \$5.50
CONSID: \$42,000
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Hotel

ASSESSED VALUE: Land \$ 1,710.00
Imps. 6,250.00
\$ 7,960.00

TAXES: \$ 661.48

LAND: DIMENSION 30 x 75 = 2,250 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65
3 st. fr. str. with bsmt. stg. area. There are 4-2 rm. apts. and
1-3 rm. apt. on the 1st flr. and 11 rms. on ea. of the 2nd and
3rd flrs. Owner claims he has spent \$6,000 since purchase to
bring bldg. up to City requirements.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.89+	\$ 11,000	
Improvements	6,432 s.f. @ 5.00	32,160	
		43,160	\$43,200

MARKET COMPARISON:

Sales Most Comparable 685-11; 732-7
2,250 s.f. @ \$ 19.20 \$ 43,200

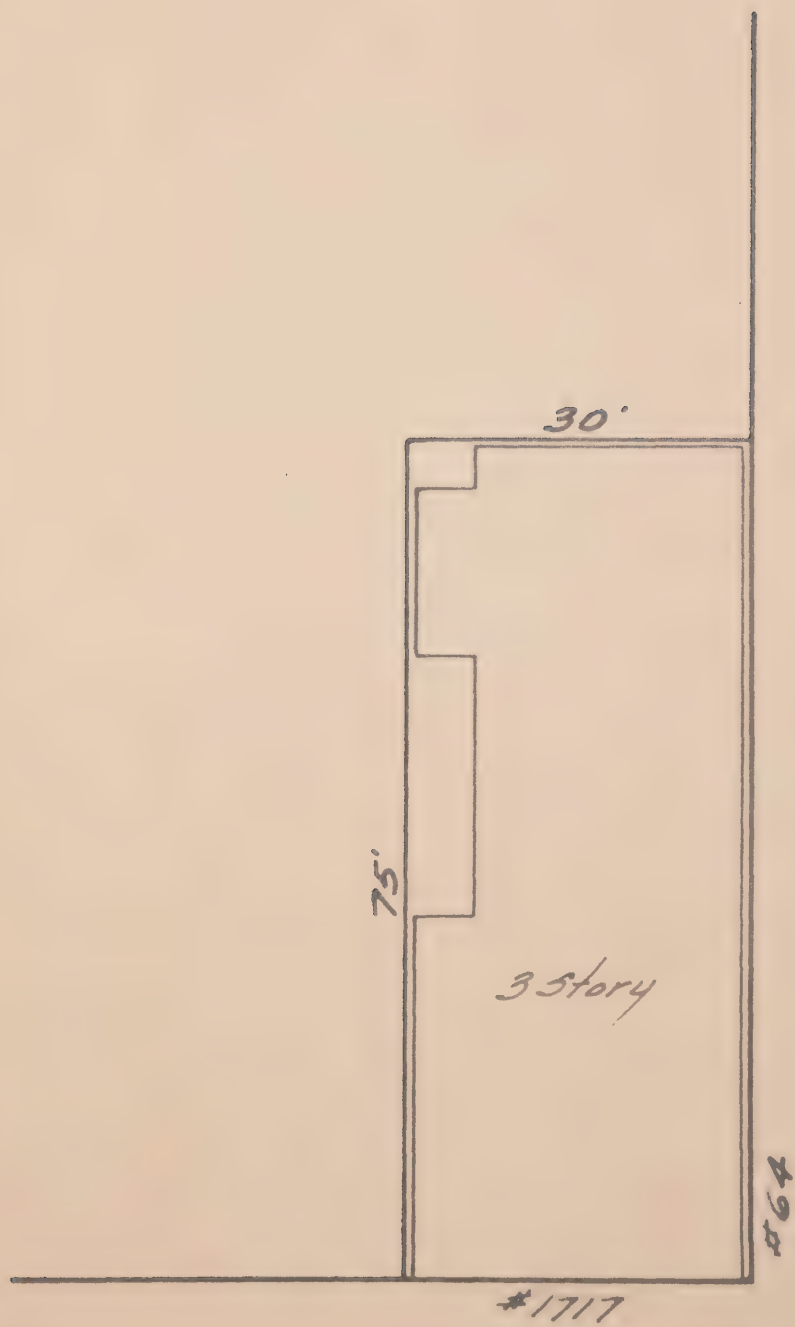
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-2 rm.	45	50	100	
2-2 rm.	50	50	100	
1-3 rm.	80	65	65	
22-1 rm.	8 wk. ave.	M.L.	250	
			515 x 85 =	
			43,775	43,800

Hotel furnishings are not included.

LAND	\$ 11,000
IMPROVEMENTS	32,000

MARKET VALUE OF PROPERTY \$ 43,000



ELLIS STREET

BOURBIN STREET



APPRAISAL

53-9

OWNER: Lucilous Lester et ux
 PROPERTY ADDRESS: 1715 Ellis (39)
 1713 Ellis (40)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 730-39, -40
 DATE ACQ: 4-4-50

IRS:
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,580
 Imps. 1,000
 \$ 2,580

TAXES: \$ 214.40

LAND: DIMENSION 35 x 75 = 2,625 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 70 =
 (39) 2 st. fr. str. with bsmt. gar. The 1st and 2nd flrs. ea.
 contain 2-2 rm. apts.
 (40) 2 st. fr. str. with a 3-rm. bsmt. apt., 1-4 rm. apt. on
 the 1st flr. and 1-3 rm. apt. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,625 s.f. @ \$4.38±	\$ 11,500	
Improvements			
(39)	1,976 s.f. @ \$5.00	\$9,880	
	Garage	500	
(40)	2,907 s.f. @ 3.80	<u>11,047</u>	
		21,427	
		<u>32,927</u>	\$32,900

MARKET COMPARISON:

Sales Most Comparable 730-7; 782-32; 743-6A
 2,625 s.f. @ \$ 12.40

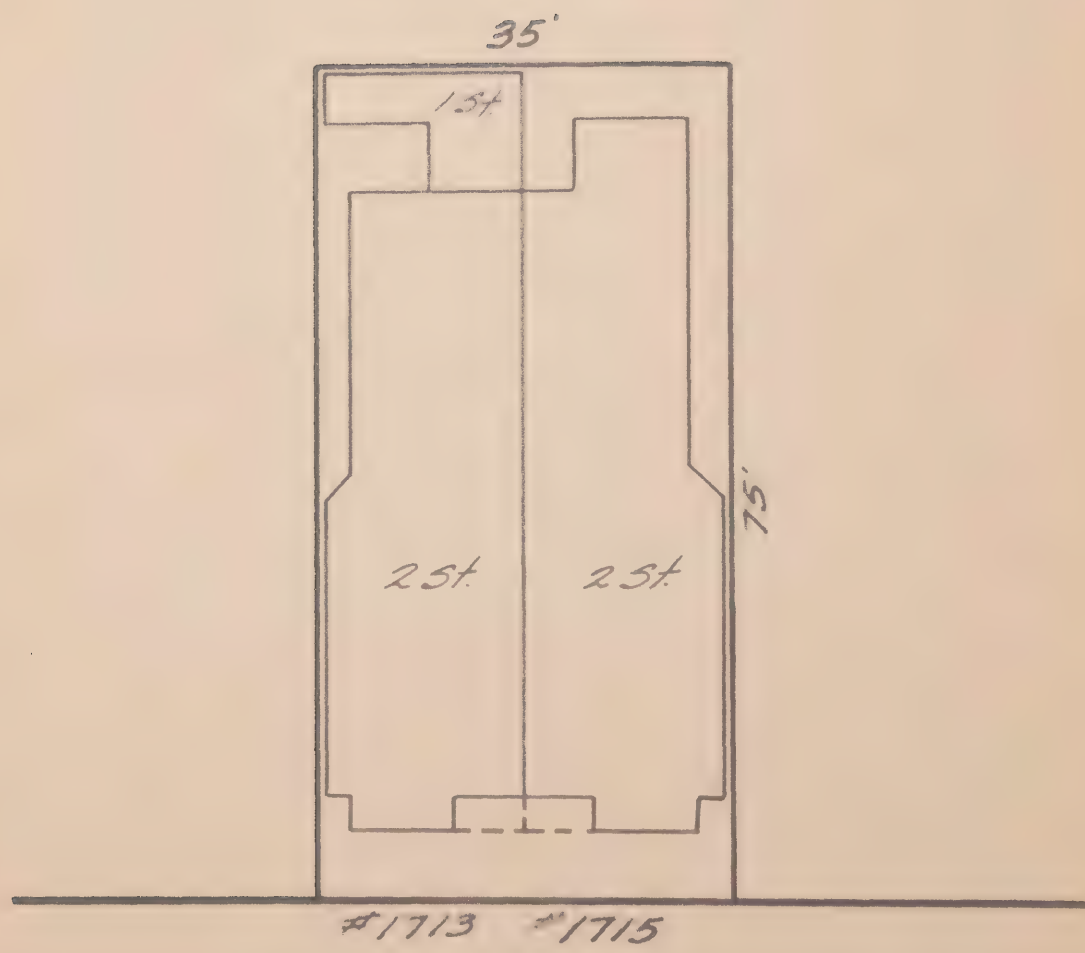
\$ 32,550 32,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	65		65	
1-3 rm.	60		60	
2-3 rm.	45 ea.	50 ea.	100	
1-2 rm.	35	45	45	
1-2 rm.	37.50	45	45	
1-2 rm.	45	45	45	
			<u>360</u> x 90	32,400

LAND	\$ 11,500
IMPROVEMENTS	<u>21,000</u>

MARKET VALUE OF PROPERTY \$ 32,500



ELLIS STREET



APPRAISAL

OWNER: Minnie Jordan
PROPERTY ADDRESS: 1709 Ellis

PARCEL NO. 730-41
DATE ACQ: 2-1-52

OWNER'S ADDRESS: 1709 Ellis

IRS: \$2.20
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,130.00
Imps. 100.00
\$ 1,230.00

TAXES: \$ 102.22

LAND: DIMENSION 25 x 75 = 1,875 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

1 st. single family fr. str. with bsmt. gar. & stg. The 1st flr. has been converted to 2-2 rm. apts. and 1 sleeping rm. There are 2 baths and 2 kitchens.

SUMMATION APPROACH:

Rounded to

Land	1,875 s.f. @ \$4.43+	\$8,300	
Improvements	933 s.f. @ 3.00	\$2,799	
	Garage	500	
		3,299	
		11,599	\$11,600

MARKET COMPARISON:

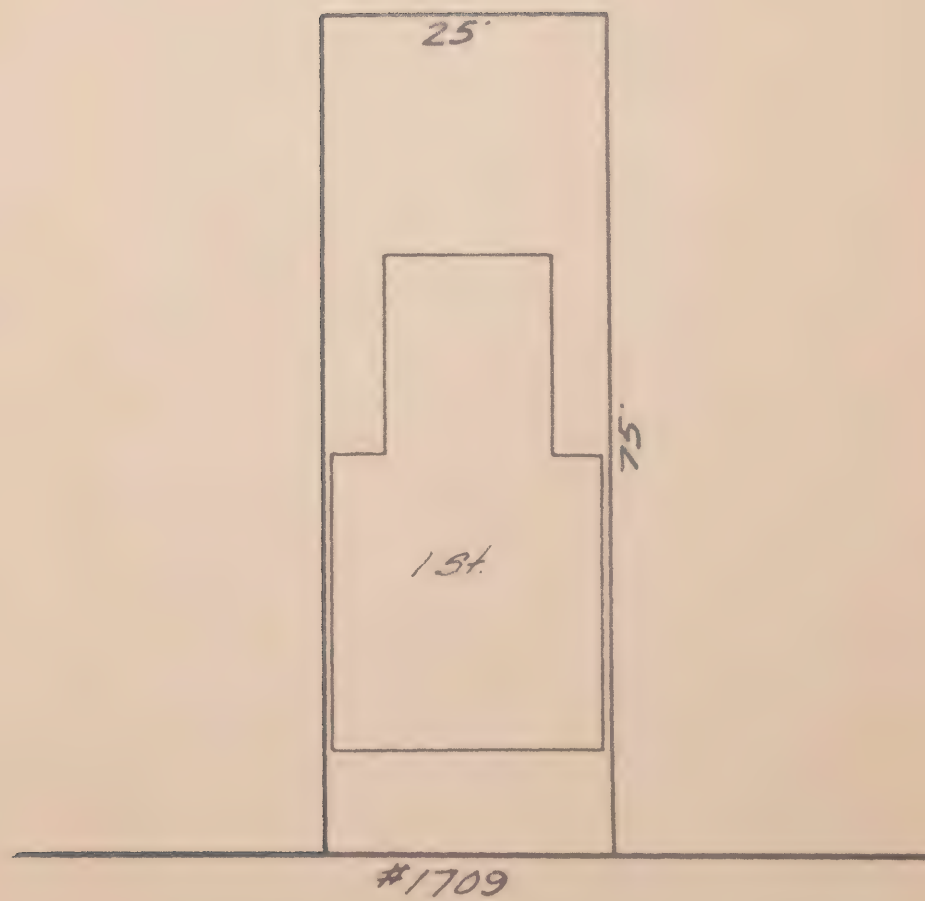
Sales Most Comparable	754-5C; 750-18		
	1,875 s.f. @ \$6.20	\$11,625	11,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	Owner		45	
1-2 rm.	45		45	
1-1 rm.	35		25	
gar.			10	
			125 x 95 =	
			11,875	11,900

LAND	\$ 8,300
IMPROVEMENTS	3,700

MARKET VALUE OF PROPERTY \$ 12,000



ELLIS STREET



APPRAISAL

OWNER: Mary E. Moore
PROPERTY ADDRESS: 1705 Ellis

PARCEL NO. 33-2 730-42
DATE ACQ: 7-2-59

OWNER'S ADDRESS: 462-35th Ave.

IRS: \$7.70
CONSID: Family
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Store & apt.

ASSESSED VALUE: Land \$ 520.00
Imps. 500.00
\$ 1,020.00

TAXES: \$ 84.76

LAND: DIMENSION 26.16 x 25 = 654

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. str. This was a single family dwelling with 3 rms. on ea. flr., now 1 room has been converted to a store.

SUMMATION APPROACH:

Rounded to

Land	654 s.f. @ \$9.17+	\$ 6,000	
Improvements	1,100 s.f. @ 3.00	3,300	
		<u>9,300</u>	\$9,300

MARKET COMPARISON:

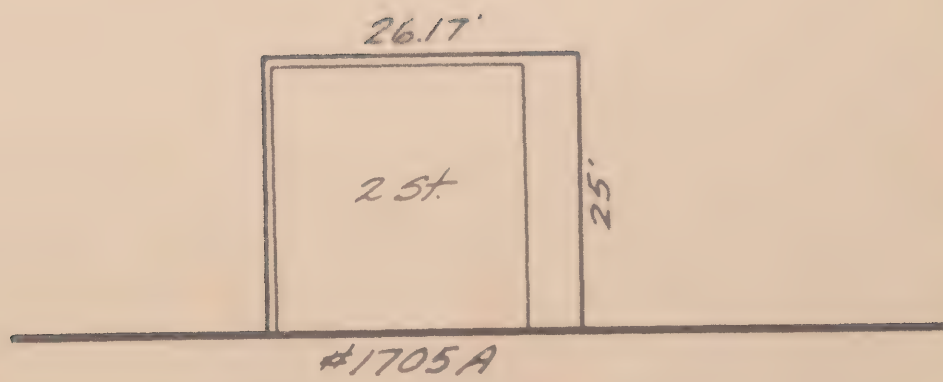
Sales Most Comparable	748-20; 659-19; 748-20		
654	s.f. @ \$ 14.00	\$ 9,156	9,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	55		35	
1-5 rm.	75		75	
			<u>110</u> x 90	9,900

LAND	\$ 6,000
IMPROVEMENTS	<u>3,500</u>

MARKET VALUE OF PROPERTY \$ 9,500



ELLIS STREET

BLOCK 731

BLOCK 731

	NAME	LAND	IMPS	TOTAL
-1	Nick Deles et ux	\$ 93,000	\$ 51,000	\$144,000
-2	E.M. Leventritt	20,000	12,000	32,000
-3	City Title Ins. Co.	58,000	38,000	96,000
-4	New Fillmore Theater Co.	133,000	25,000	158,000
-5	Del Camp Inv. Co.	17,000	15,000	32,000
-6	McAdoo Dixon et ux	10,000	7,000	17,000
-7	A. Burmeister, Jr.	34,000	11,500	45,500
-8	Harriet Charles	12,000	-	12,000
-9	Chas. Cournale et ux	12,000	8,500	20,500
-10	Geo. D. Stefan	10,500	5,500	16,000
-11	Camille Beaulieu	8,000	7,500	15,500
-12	Sam Palos et ux	30,000	9,000	39,000
-13	Chas. Nave	19,000	51,000	70,000
-15	Mt. Zion Baptist Church	58,000	29,000	87,000
-16	The Upton Church of Christ of S.F.	<u>60,000</u>	<u>30,500</u>	<u>90,500</u>
		\$574,500	\$300,500	\$875,000



APPRAISAL

OWNER: Nick Delès et ux
PROPERTY ADDRESS: 1345-63 Fillmore

PARCEL NO. 731-1
DATE ACQ: 10-20-56

OWNER'S ADDRESS: 105 Montgomery

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 10 stores

ASSESSED VALUE: Land \$ 33,940.00
Imps. 7,000.00
\$ 40,940.00

TAXES: \$ 3,402.12

LAND: DIMENSION 112.5 x 137.5 = 15,469 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 40

A 1-st. fr. stucco 10 store bldg. with conc. flrs., vinyl tile, plaster walls and ceiling.

SUMMATION APPROACH:

Rounded to

Land	15,469 s.f. @ \$6.01+	\$ 93,000	
Improvements	12,165 s.f. @ 4.25	51,701	
		144,701	\$144,700

MARKET COMPARISON:

Sales Most Comparable 678-15,-16; 725-16
15,469 s.f. @ \$ 9.25+

\$ 143,088 143,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Day & Nite Cafe	100		100	
Beauty	-		90	
Barber	85		85	
Cigar	500		500	
Gulf News	100		125	
Cleaner	125		125	
Restaurant	-		125	
Hat repair	90		100	
Bar	200		200	
Store	Vacant		125	
			1,575 x 90 =	
			141,750	141,800

LAND \$ 93,000
IMPROVEMENTS 51,000

MARKET VALUE OF PROPERTY \$ 144,000

PARCEL NO: 731-1

REMARKS:

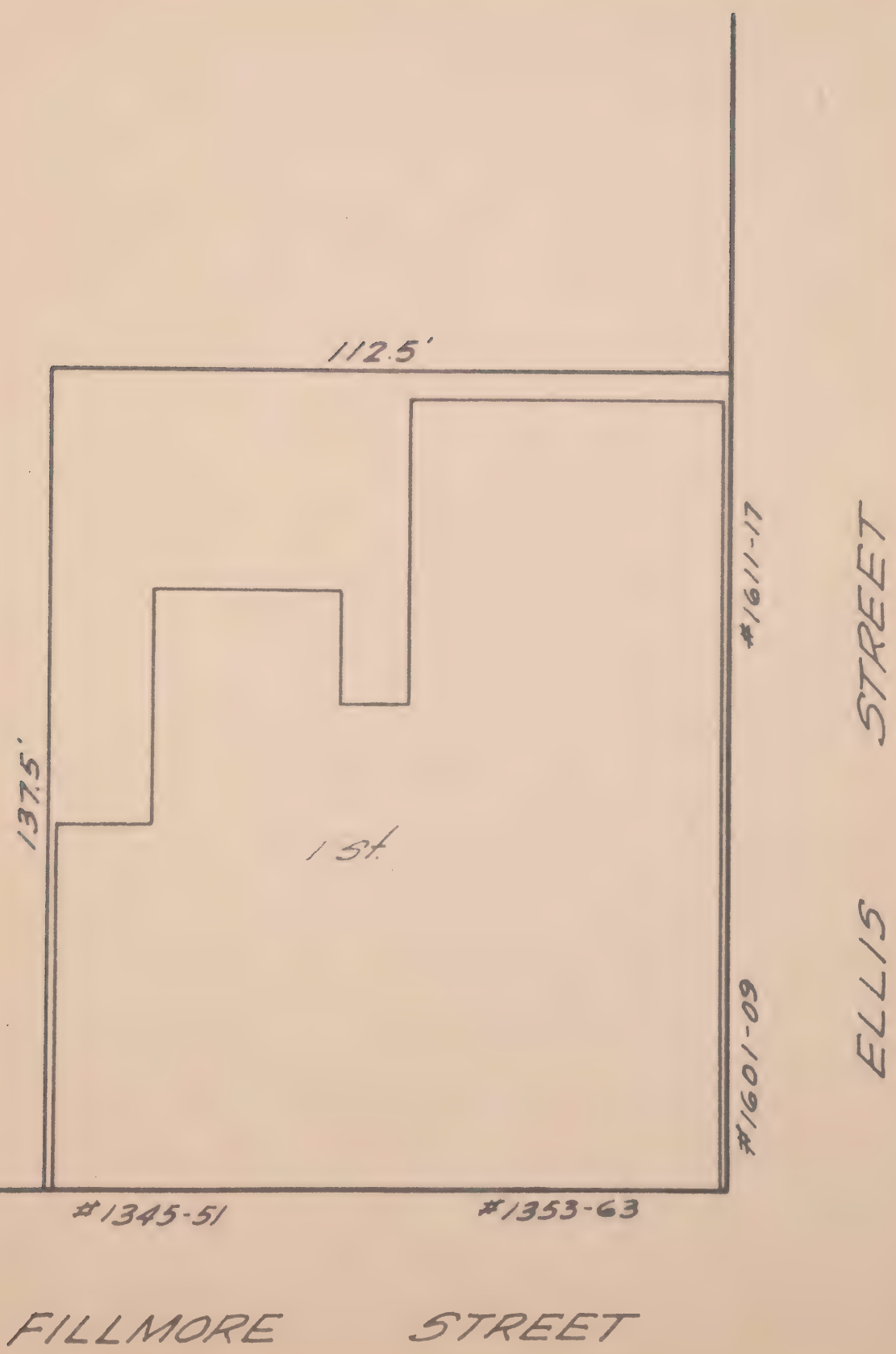
Fixtures are not included in appraisal.

The cleaner has a Martin Cleaning unit which the lessee owns (est. value \$8,000).

Bar fixtures include 40 l.f. of bar and 12' stainless steel sink.

Cigar store is leased for \$500/mo. according to owner with the lease expiring in 1967.

The bar is leased to Bert Walker for five years with the lease expiring in June 1964. The rent is \$200/mo.





APPRAISAL

OWNER: Edgar M. Leventritt
PROPERTY ADDRESS: 1335 Fillmore

PARCEL NO. 731-2
DATE ACQ: 4-18-32

OWNER'S ADDRESS: Unknown

IRS: -
CONSID: -
BEST USE: Present

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 6,875.00
 Impe. 5,050.00
 \$ 11,925.00

TAXES: \$ 590.96

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

A 1-st. reinforced conc. fr. and curtain walls, store bldg. with conc. flr. vinyl on top, plastered walls and ceiling. Mezzanine area 5' x 25'.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$5.82+	\$ 20,000	
Improvements	3,125 s.f. @ 4.00	12,500	
		<u>32,500</u>	\$32,500

MARKET COMPARISON:

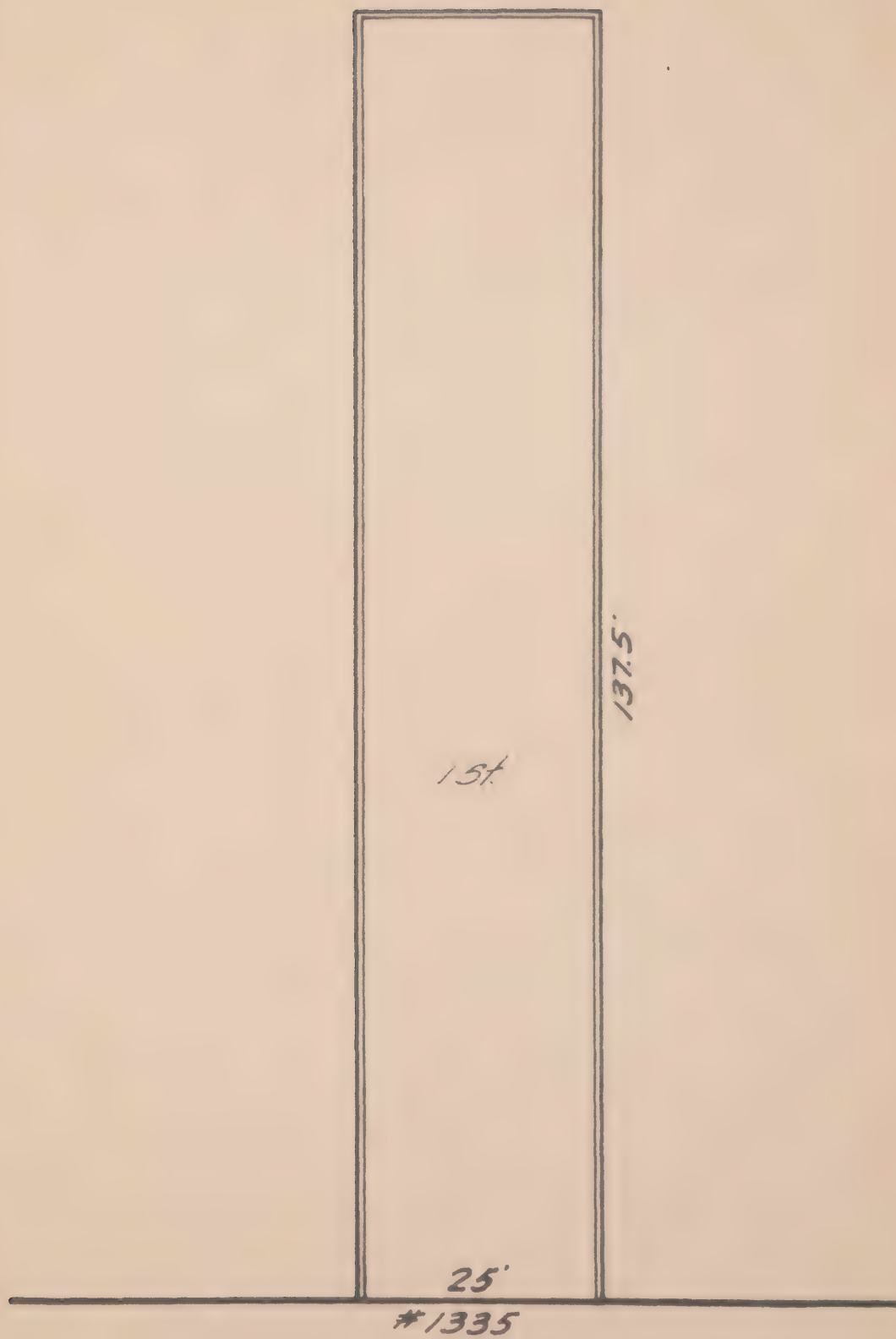
Sales Most Comparable	684-22		
3,438 s.f. @ \$ 9.55		\$ 32,833	32,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Refused			300 x 100
			30,000

LAND	\$ 20,000
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 32,000



FILLMORE STREET



APPRAISAL

OWNER: City Title Ins. Co.
PROPERTY ADDRESS: 1301-27 Fillmore

PARCEL NO. 731-3
DATE ACQ: 7-22-60

OWNER'S ADDRESS: c/o Irving Langsam
1301 Fillmore
ZONING: C-2 PRESENT USE: 8 stores

IRS: -
CONSID: Not a sale
BEST USE: Present

ASSESSED VALUE: Land \$ 27,875.00
Imps. 9,000.00
\$ 36,875.00

TAXES: \$ 3,064.32

LAND: DIMENSION Irregular = 9,651

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 1 st. brick store bldg. containing 8 stores.

SUMMATION APPROACH:

Rounded to

Land	9,651 s.f. @ \$6.01±	\$ 58,000	
Improvements	9,224 s.f. @ 4.00	36,896	
		<u>94,896</u>	\$94,900

MARKET COMPARISON:

Sales Most Comparable	731-3		
	9,651 s.f. @ \$ 10.00	\$ 96,510	96,500

INCOME APPROACH:

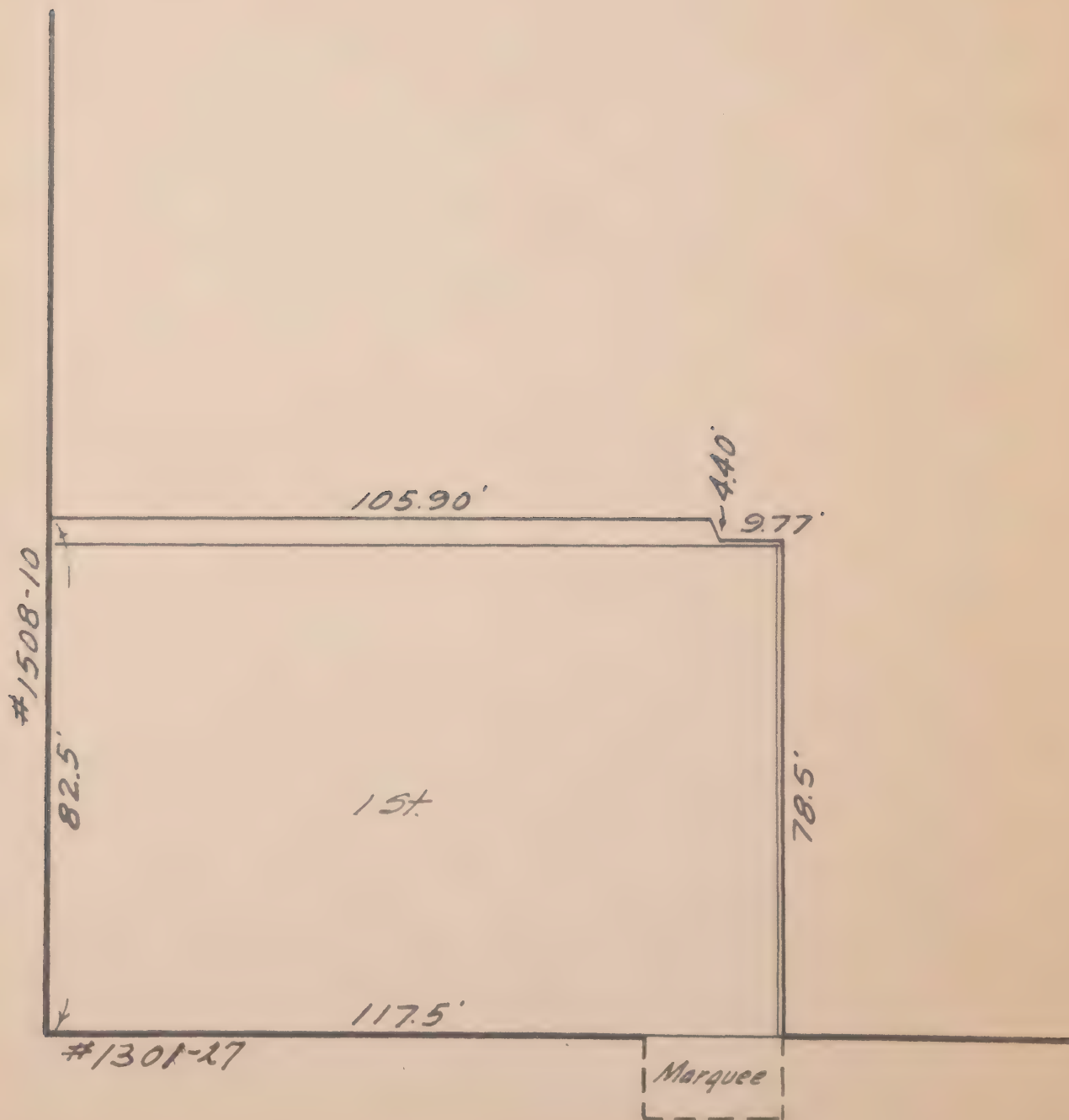
Units	Actual	Fair	Total Monthly
	\$	\$	\$
8 stores	Not divulged		400
		7 inside @ \$100 store	<u>700</u>
		1,100 x 90	99,000

REMARKS: Mr. Langsam is still the owner. He has refused to divulge the rental information.

LAND	\$ 58,000
IMPROVEMENTS	<u>38,000</u>

MARKET VALUE OF PROPERTY \$ 96,000

EDDY STREET



FILLMORE STREET



APPRAISAL

34-12

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1566-72 Eddy

PARCEL NO. 731-5
DATE ACQ: 9-18-56

OWNER'S ADDRESS: Unknown

IRS: No

ZONING: R-3

PRESENT USE: 2 flat bldg.
1 fam. dwell.

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,860.00
Imps. 3,850.00
\$ 5,710.00

TAXES: \$ 474.50

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 40

- (1) A 2 st. fr. 4-3 rm. apts. w/ stg. bsmt.
- (2) A 1 st. fr. 5 rm. hse. w/ stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50+	\$ 17,000
Improvements (1)	2,825 s.f. @ \$3.00	\$8,475
Basement	1,399 s.f. @ 1.00	1,399
(2)	843 s.f. @ 5.50	4,637
Basement	843 s.f. @ 1.00	843
		<u>15,354</u>
		32,354

\$32,400

MARKET COMPARISON:

Sales Most Comparable 1101-10; 1125-2A; 1100-16

3,781 s.f. @ \$ 8.50 \$ 32,139

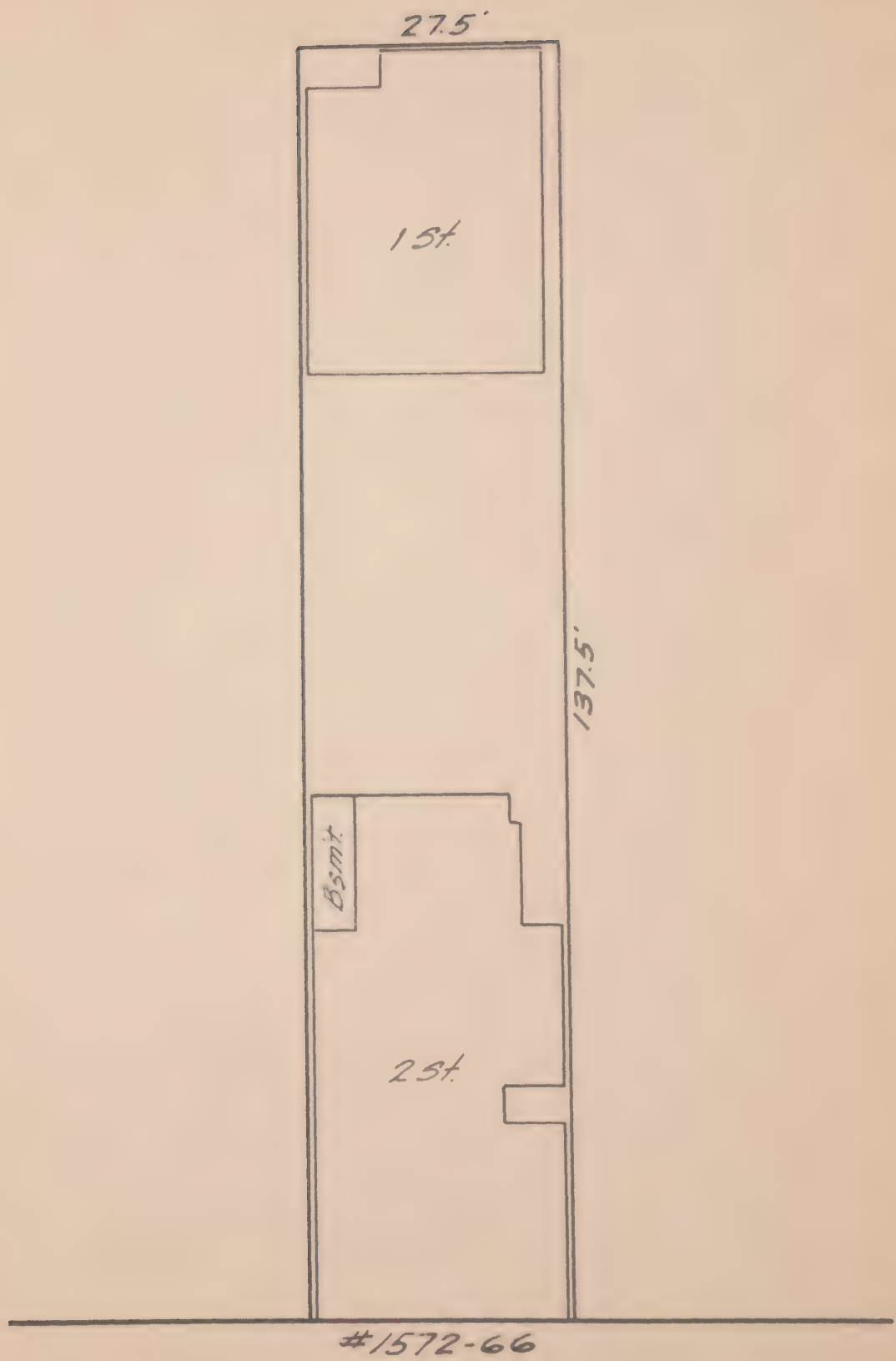
32,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3 @ \$65	260		260
House	75		85
			<u>345</u> x 90 =
			31,050
			31,100

LAND	\$ 17,000
IMPROVEMENTS	15,000

MARKET VALUE OF PROPERTY \$ 32,000



EDDY

STREET



APPRaisal

OWNER: McAdoo Dixon et ux
PROPERTY ADDRESS: 1574 Eddy

PARCEL NO. 731-6
DATE ACQ: 4-5-55

OWNER'S ADDRESS: 1574 Eddy

IRS: 3.85
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: Hse. w/ store
below

ASSESSED VALUE: Land \$ 1,530.00
Impe. 1,000.00
\$ 2,530.00

TAXES: \$ 210.24

LAND: DIMENSION 27.5 x 82.5 = 2,269± s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

1 st. fr. stucco 6 rm. hse. w/ bsmt. gar. and store.

SUMMATION APPROACH:

Rounded to

Land	2,269 s.f. @ \$4.41±	\$ 10,000
Improvements	1,314 s.f. @ 4.00	\$5,256
Basement	1,314 s.f. @ 1.50	<u>1,971</u>
		7,227
		<u>17,227</u>

\$17,200

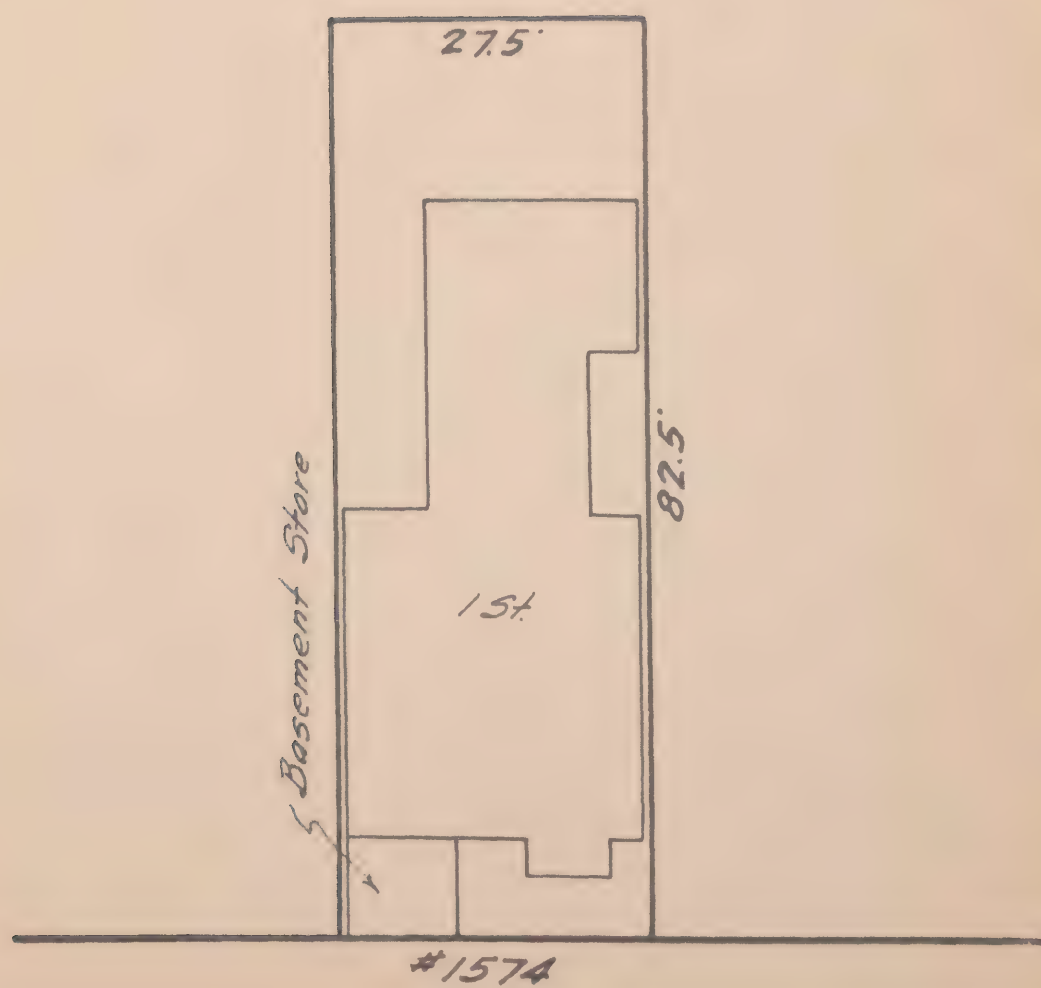
MARKET COMPARISON:

Sales Most Comparable	677-7	
	2,269 s.f. @ \$ 7.50±	\$ 17,018
		17,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6 rm. hse.	95		95
store	Owner		50
			<u>145</u> x 110 =
			15,950
			16,000

LAND	\$ 10,000
IMPROVEMENTS	<u>7,000</u>
MARKET VALUE OF PROPERTY	\$ 17,000



EDDY STREET



APPRAISAL

34-16

OWNER: Alrich Burmeister, Jr.
PROPERTY ADDRESS: 1580-98 Eddy

PARCEL NO. 731-7
DATE ACQ: 7-16-53

OWNER'S ADDRESS: 1594 Eddy

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: See below

ASSESSED VALUE: Land \$ 5,440.00
Imps. 3,200.00
\$ 8,640.00

TAXES: \$ 722.14

LAND: DIMENSION 82.5 x 82.5 = 6,806

s.f.

IMPROVEMENTS: Condition Poor

Effective Age

+

(1) 1594-98 Eddy - A 2 st. fr. stucco 6 rm. hse. w/ store and 2 garages below.

(2) 1590-92 Eddy - A 2 st. fr. stucco 1-3 rm., 1-2 rm. flat bldg.

(3) 1580-86 Eddy - A 2 st. fr. stucco conv. 4-3 rm. apt. w/ gar. below

SUMMATION APPROACH:

Rounded to

Land	6,806 s.f. @ \$5.00+	\$ 34,000
Improvements	2,688 s.f. @ 1.50	\$4,032
	968 s.f. @ 1.50	1,452
	3,606 s.f. @ 1.50	5,409
Garage	300 s.f. @ 1.00	300

11,193
45,193

\$45,200

MARKET COMPARISON:

Sales Most Comparable 1126-30; 769-17A

6,806 s.f. @ \$ 6.75±

\$ 45,941

45,900

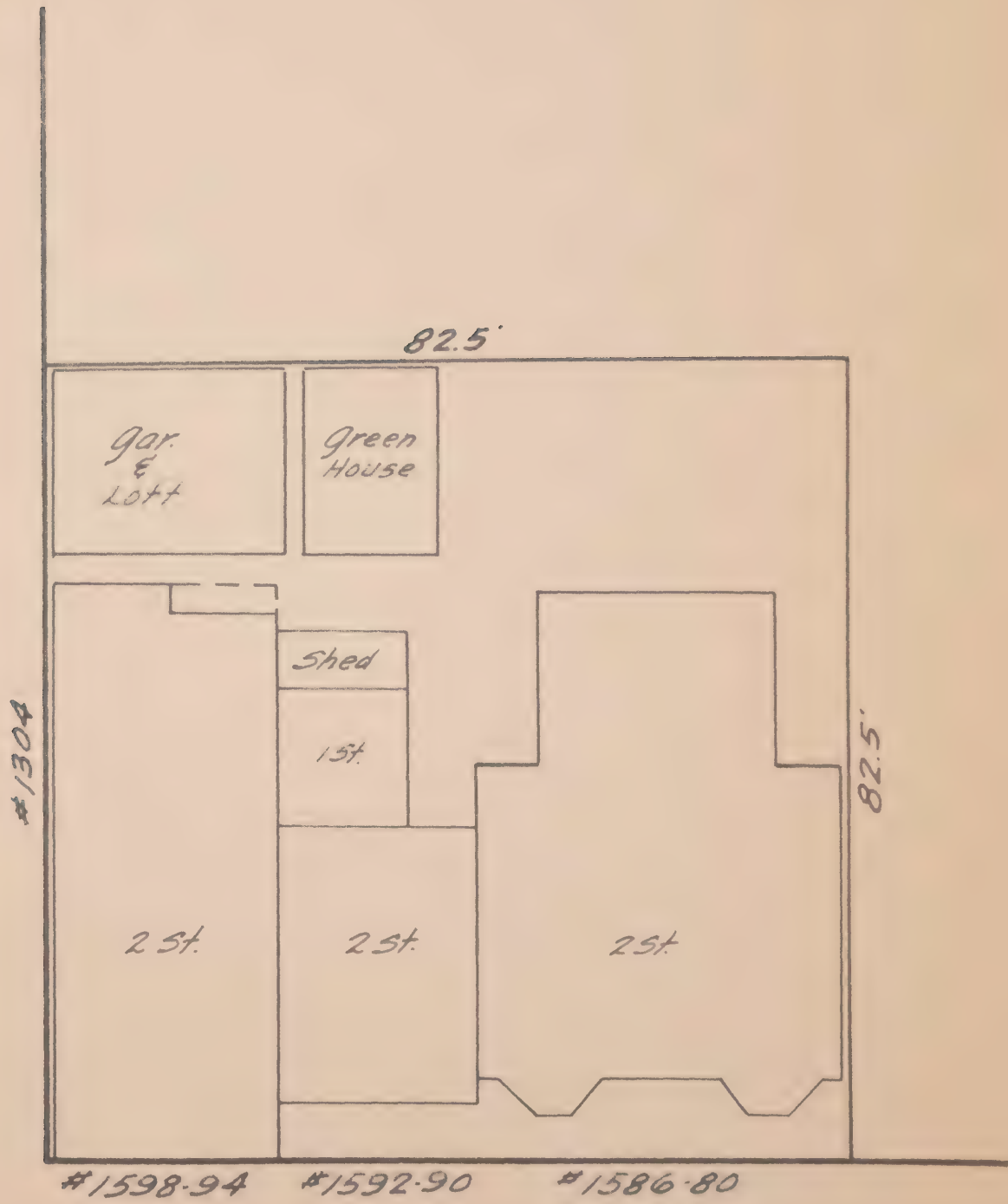
INCOME APPROACH:

	Units	Actual	Fair	Total Monthly
		\$	\$	\$
(1)	Store	Vacant		75
	6 rm. hse.	Owner		85
(2)	1-2	57.50		55
	1-3	65.20		60
(3)	4-3 - \$60	240.00		240
	Garage	10.00		10
				525 x 85 =
				44,625
				44,700

LAND \$ 34,000
IMPROVEMENTS 11,500

MARKET VALUE OF PROPERTY \$ 45,500

STEINER STREET



EDDY

STREET



APPRAISAL

OWNER: Harriet Charles
PROPERTY ADDRESS: Vacant - Steiner St.

PARCEL NO. 731-8
DATE ACQ: 11-22-48

OWNER'S ADDRESS: 2423 Sutter St.

IRS: -
CONSID: N.S.
BEST USE: R-3

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,630.00
Imps. 100.00
\$ 1,730.00

TAXES: \$ 143.76

LAND: DIMENSION 27.5 x 110 = 3,025

s. f.

IMPROVEMENTS: Condition -

Effective Age ±

Vacant land, fenced in.

SUMMATION APPROACH:

Rounded to

Land
Improvements

\$

MARKET COMPARISON:

Sales Most Comparable 686-8; 1101-22
3,025 s. f. @ \$ 3.97±

\$ 12,000

\$12,000

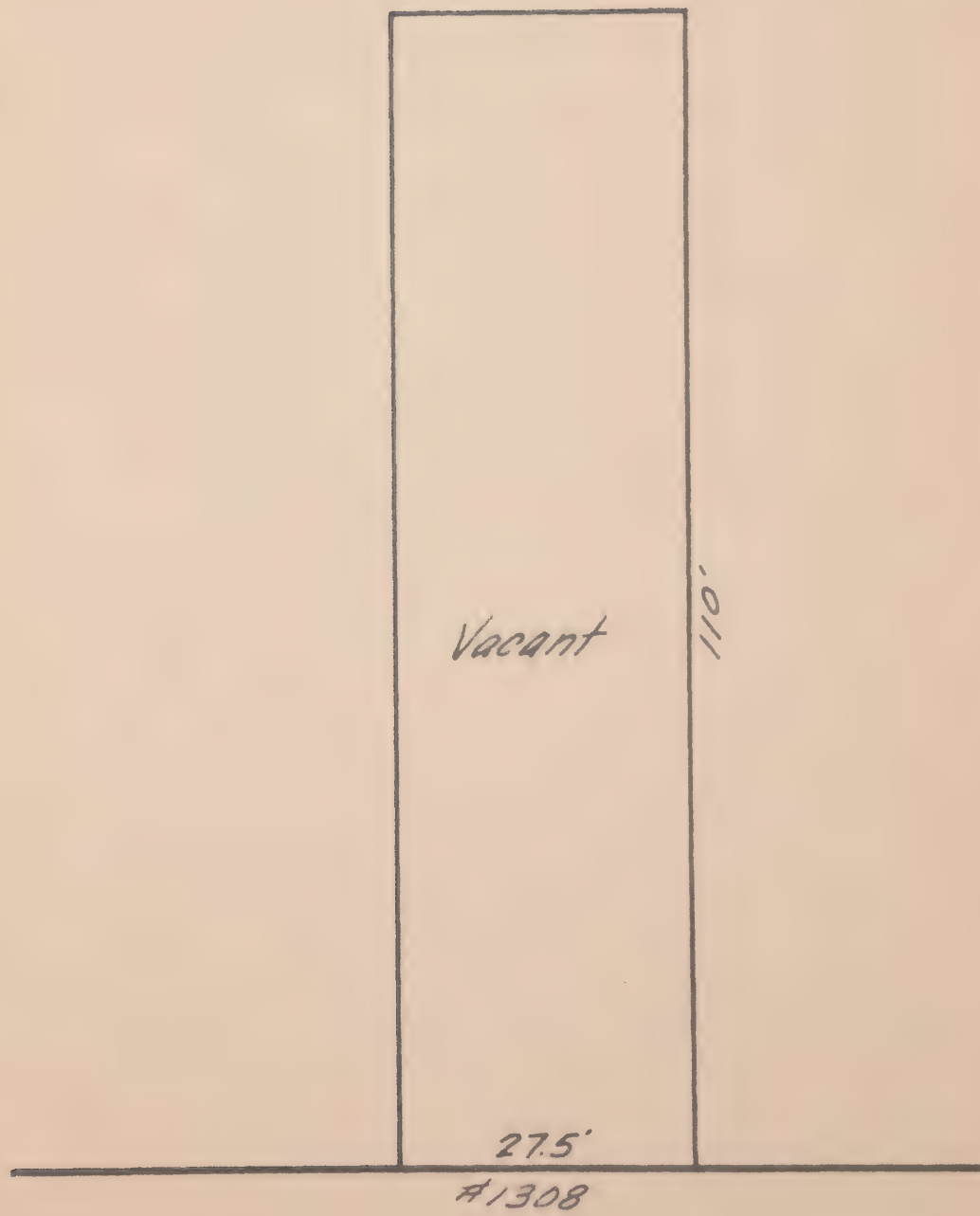
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND
IMPROVEMENTS

\$ 12,000
0

MARKET VALUE OF PROPERTY \$ 12,000



STEINER STREET



APPRAISAL

34-8

OWNER: Charles Cournale et ux
PROPERTY ADDRESS: 1328-30 Steiner

PARCEL NO. 731-9
DATE ACQ: 9-23-58

OWNER'S ADDRESS: 380 29th Ave.

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: 2 flat

ASSESSED VALUE: Land \$ 1,630.00
Imps. 2,000.00
\$ 3,630.00

TAXES: \$ 301.66

LAND: DIMENSION 27.5 x 110 = 3,025

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 +

A 2 st. fr. 1-9, 2-4 rm. flats w/ bsmt. gar.

SUMMATION APPROACH:

Rounded to

Land	3,025 s.f. @ \$3.97+	\$ 12,000	
Improvements	3,741 s.f. @ \$2.00	\$7,482	
Garage)	1,860 s.f. @	1,000	
Stg.)			
		8,482	
		20,482	\$20,500

MARKET COMPARISON:

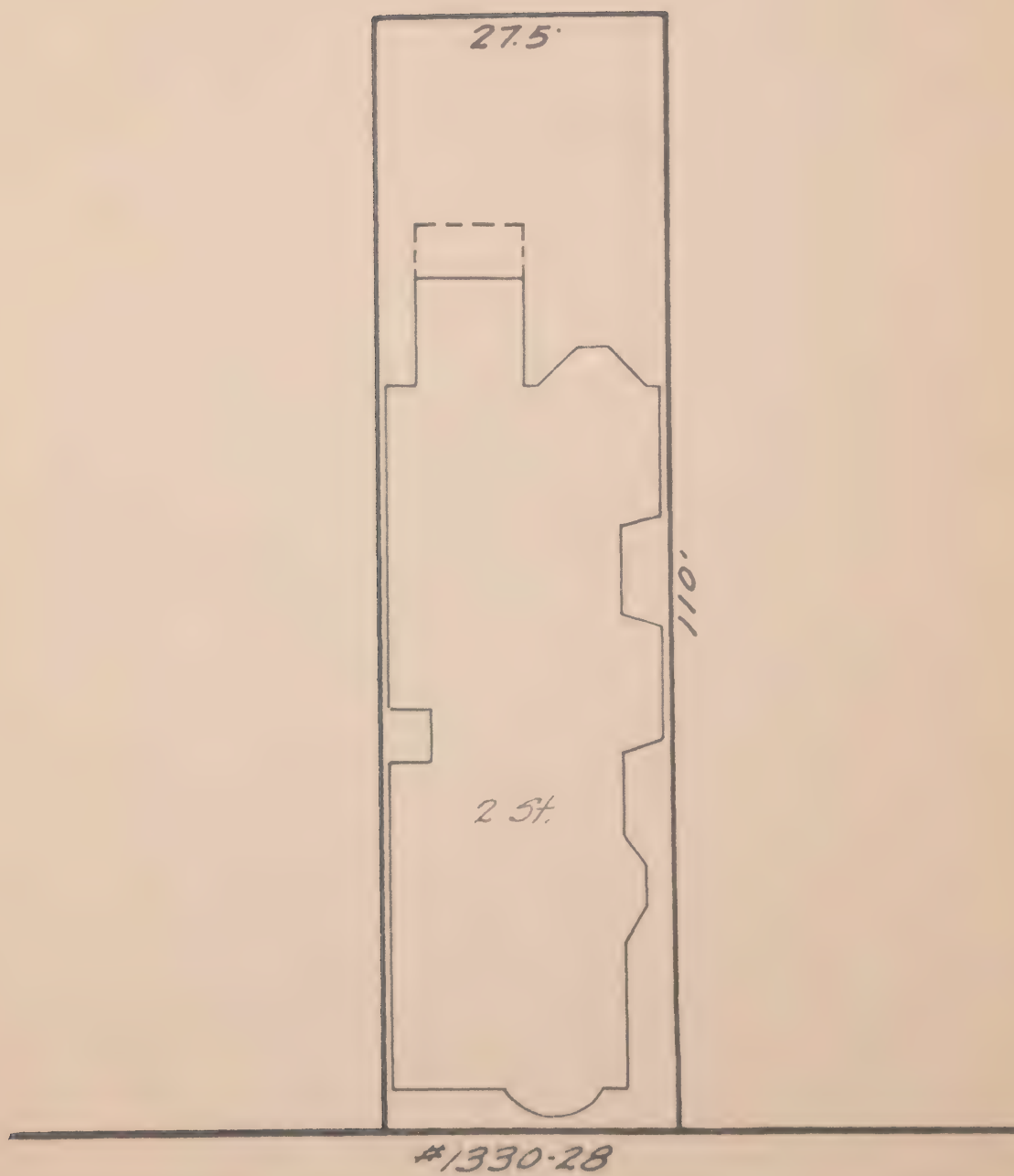
Sales Most Comparable	1126-25; 729-36		
	3,025 s.f. @ \$ 6.75	\$ 20,419	20,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-9	Not avail.		95
2-4@ \$80	160		160
			255 x 85 =
			21,675
			21,700

LAND	\$ 12,000
IMPROVEMENTS	8,500

MARKET VALUE OF PROPERTY \$ 20,500



STEINER STREET



APPRAISAL

4-7

OWNER: Geo. D. Stefan
PROPERTY ADDRESS: 1336 Steiner

PARCEL NO. 731-10
DATE ACQ: 8-4-48

OWNER'S ADDRESS: 625 Scott

IRS: -
CONSID: N.S.
BEST USE: R-3

ZONING: R-3 PRESENT USE: Hse.

ASSESSED VALUE: Land \$ 1,440.00
Imps. 1,050.00
\$ 2,490.00

TAXES: \$ 215.22

LAND: DIMENSION 25 x 103.12 = 2,578

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. stucco 9 rm. hse. w/ bsmt. stg.

SUMMATION APPROACH:

Rounded to

Land	2,578 s.f. @ \$4.07±	\$ 10,500	
Improvements	2,338 s.f. @ 2.00	\$4,676	
Basement	1,169 s.f. @ 0.50	585	
		5,261	
		15,761	\$15,800

MARKET COMPARISON:

Sales Most Comparable	677-41; 677-33		
	2,578 s.f. @ \$ 6.50	\$ 16,757	16,800

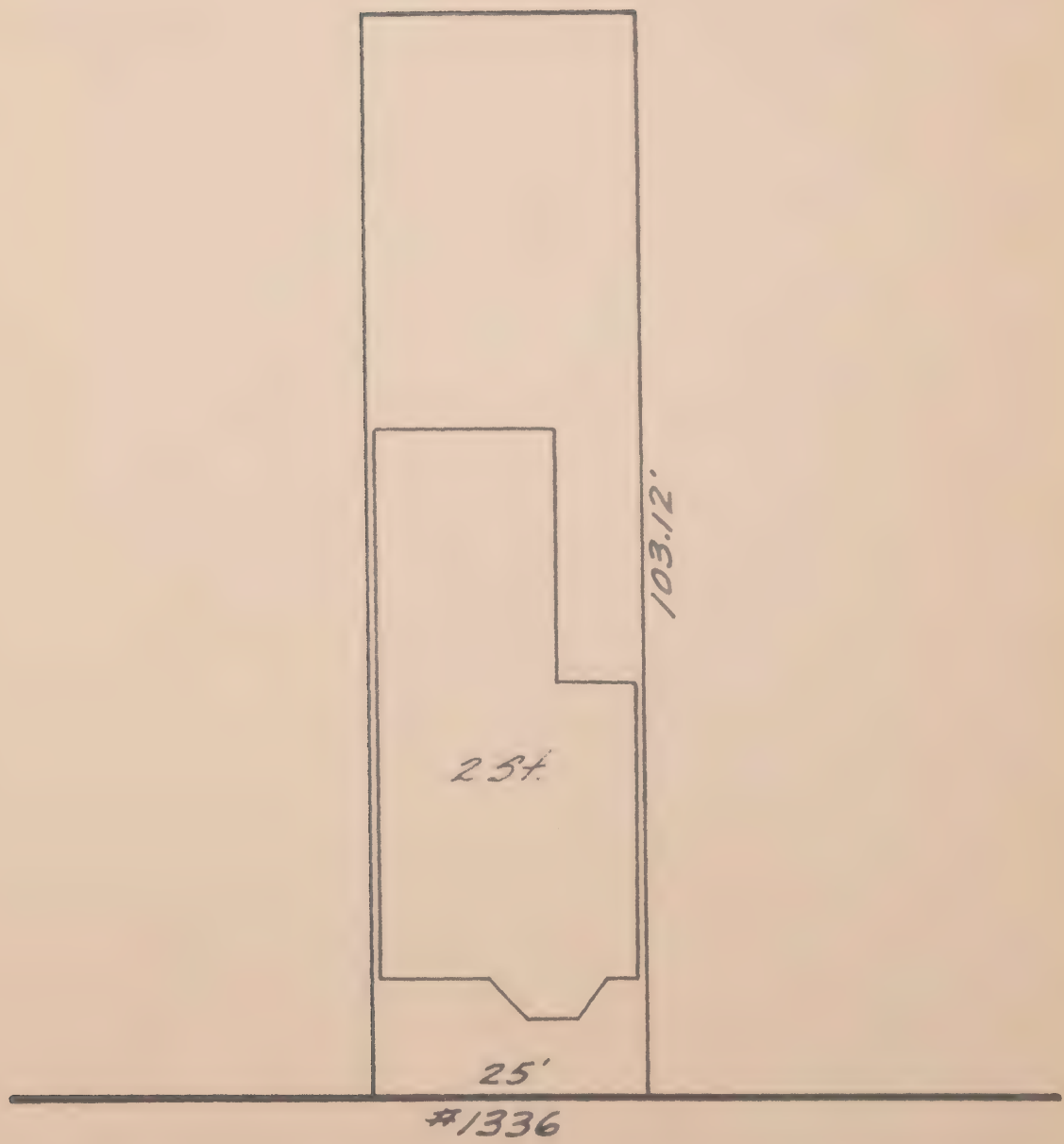
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Single residence rented as rooms.

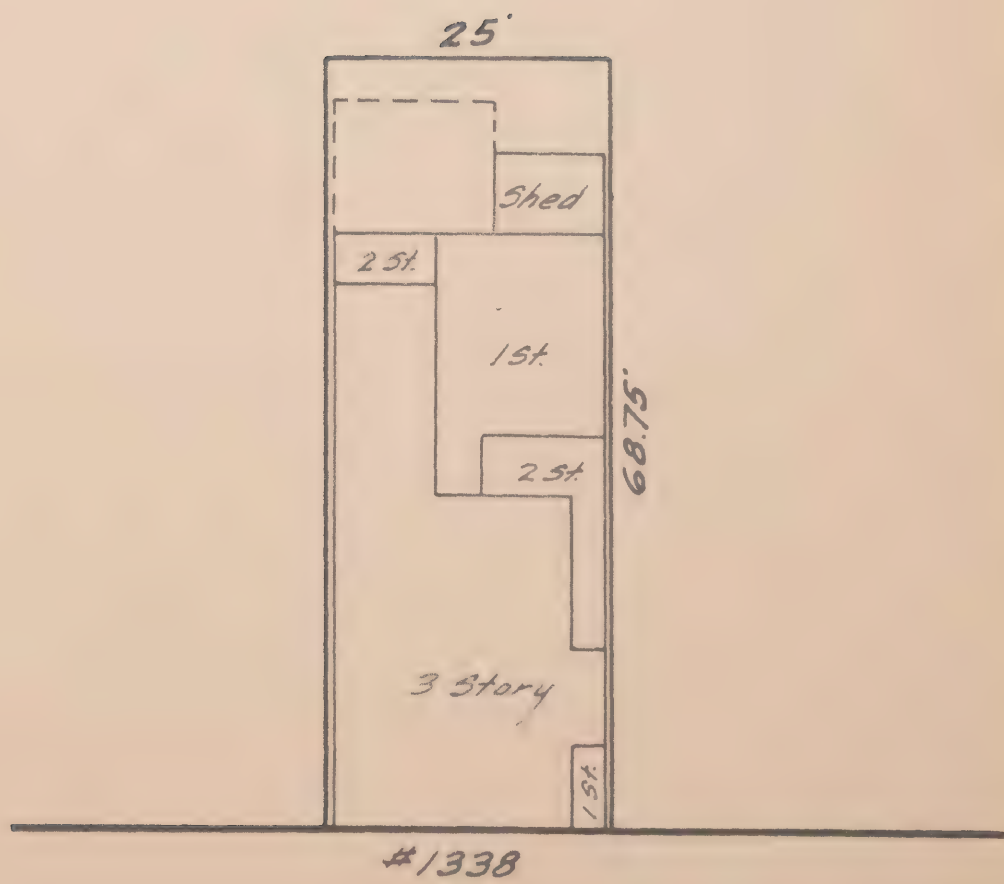
LAND	\$ 10,500
IMPROVEMENTS	5,500

MARKET VALUE OF PROPERTY \$ 16,000



STEINER STREET





STEINER STREET

APPRAISAL

OWNER: Camille Beaulieu
PROPERTY ADDRESS: 1338 Steiner

PARCEL NO: 731-11
DATE ACQ: 11-14-61

OWNER'S ADDRESS: 1140 Chapel Dr., Santa Clara

IRS: 16.50
CONSID: \$15,000
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats & store

ASSESSED VALUE: Land \$ 1,230.00
Imps. 1,250.00
\$ 2,480.00

TAXES: \$ 206.08

LAND: DIMENSION 25 x 68.75 = 1,719

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 60

A 3 st. fr. 2-4 rm. flats and store below. Also shed.

SUMMATION APPROACH:

Rounded to

Land	1,719 s.f. @ \$4.65+	\$ 8,000
Improvements	3,392 s.f. @ 2.00	\$6,784
Shed	961 s.f. @ 1.00	961
		<u>7,745</u>
		15,745

\$15,700

MARKET COMPARISON:

Sales Most Comparable

1,719	s.f. @ \$ 9.00	\$ 15,471	15,500
-------	----------------	-----------	--------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	130		100
2-4's	Vacant	2 @ \$50	<u>100</u>
			200 x 80
			16,000

LAND	\$ 8,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 15,500



APPRAISAL

OWNER: Sam Palos et ux
PROPERTY ADDRESS: 1685 Ellis

PARCEL NO. 731-12
DATE ACQ: Not avail.

OWNER'S ADDRESS: 1685 Ellis

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 5,570.00
Imps. 3,150.00
\$ 8,720.00

TAXES: \$ 724.64

LAND: DIMENSION 68.75 x 87.5 = 6,016 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50

A 1 st. brick gar. bldg.

SUMMATION APPROACH:

Rounded to

Land	6,016 s.f. @ \$4.99+	\$ 30,000	
Improvements	5,994 s.f. @ 1.50	8,991	
		<u>38,991</u>	\$39,000

MARKET COMPARISON:

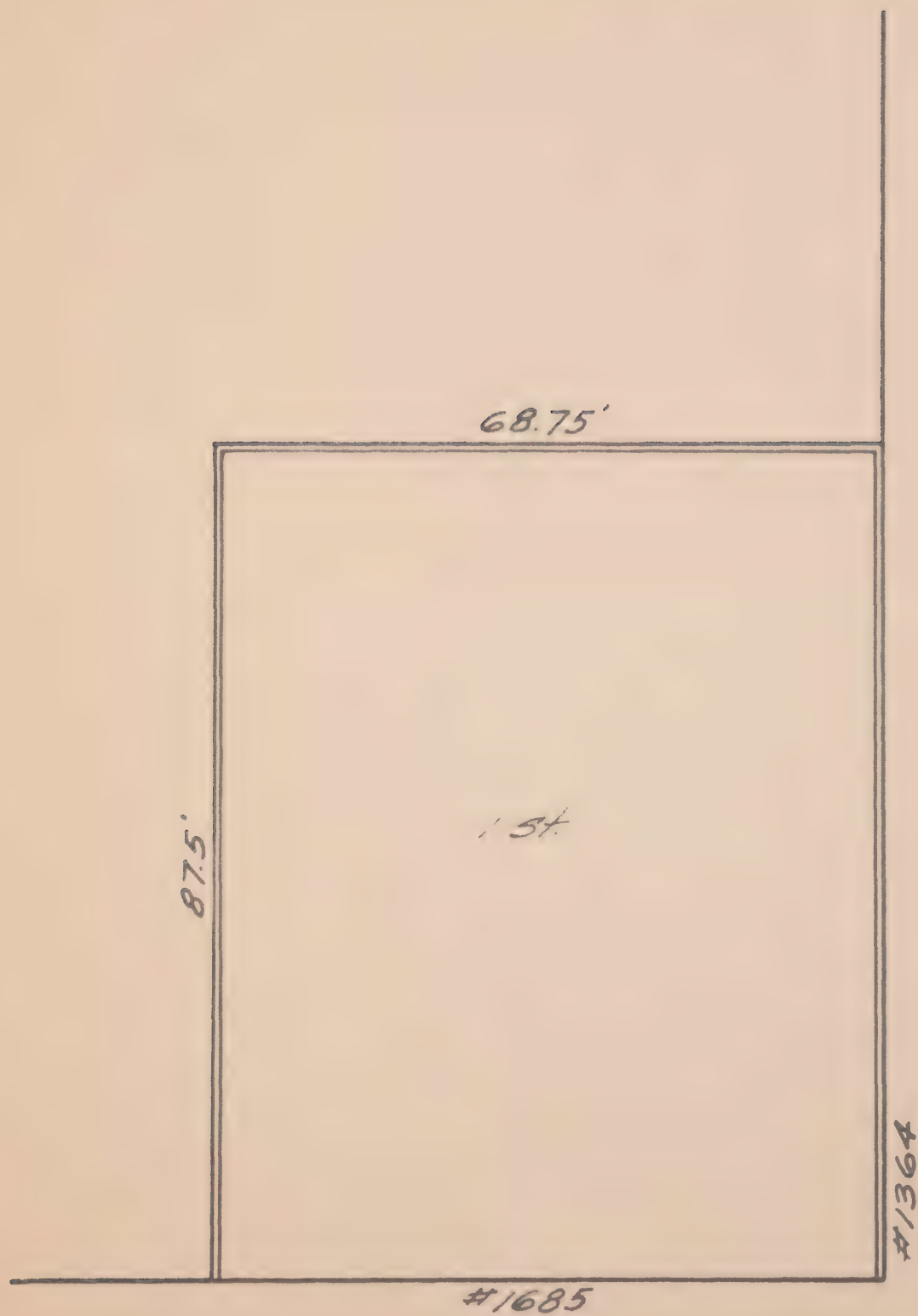
Sales Most Comparable	762-6; 666-6A		
	6,016 s.f. @ \$ 6.50	\$ 39,104	39,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
$\frac{1}{2}$ ac.	225		225	
$\frac{1}{2}$ ac.	225		225	
			<u>450</u> x 90	40,500

LAND	\$ 30,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 39,000



ELLIS STREET

STEINER STREET



APPRAISAL

OWNER: Charles Nave
 PROPERTY ADDRESS: 1683-Ellis St.

PARCEL NO. 731-13
 DATE ACQ: 10-29-55

OWNER'S ADDRESS: 1683 Ellis St.

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: R-3

PRESENT USE: Apt. Bldg.

ASSESSED VALUE: Land \$ 2,530.00
 Imps. 9,350.00
\$ 11,880.00

TAXES: \$ 987.22

LAND: DIMENSION 34.37 x 112.5 = 3,867

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

A 3 st. fr. brick and stucco, 13-3 rm. apt. bldg. with bsmt.
 gar. for cars and stg. areas.

SUMMATION APPROACH:

Rounded to

Land	3,867 s.f. @ \$4.91	\$ 19,000	
Improvements	8,403 s.f. @ 5.00	\$42,015	
Bsmt.	2,957 s.f. @ 2.00	<u>5,914</u>	
		47,929	
		<u>66,929</u>	\$67,000

MARKET COMPARISON:

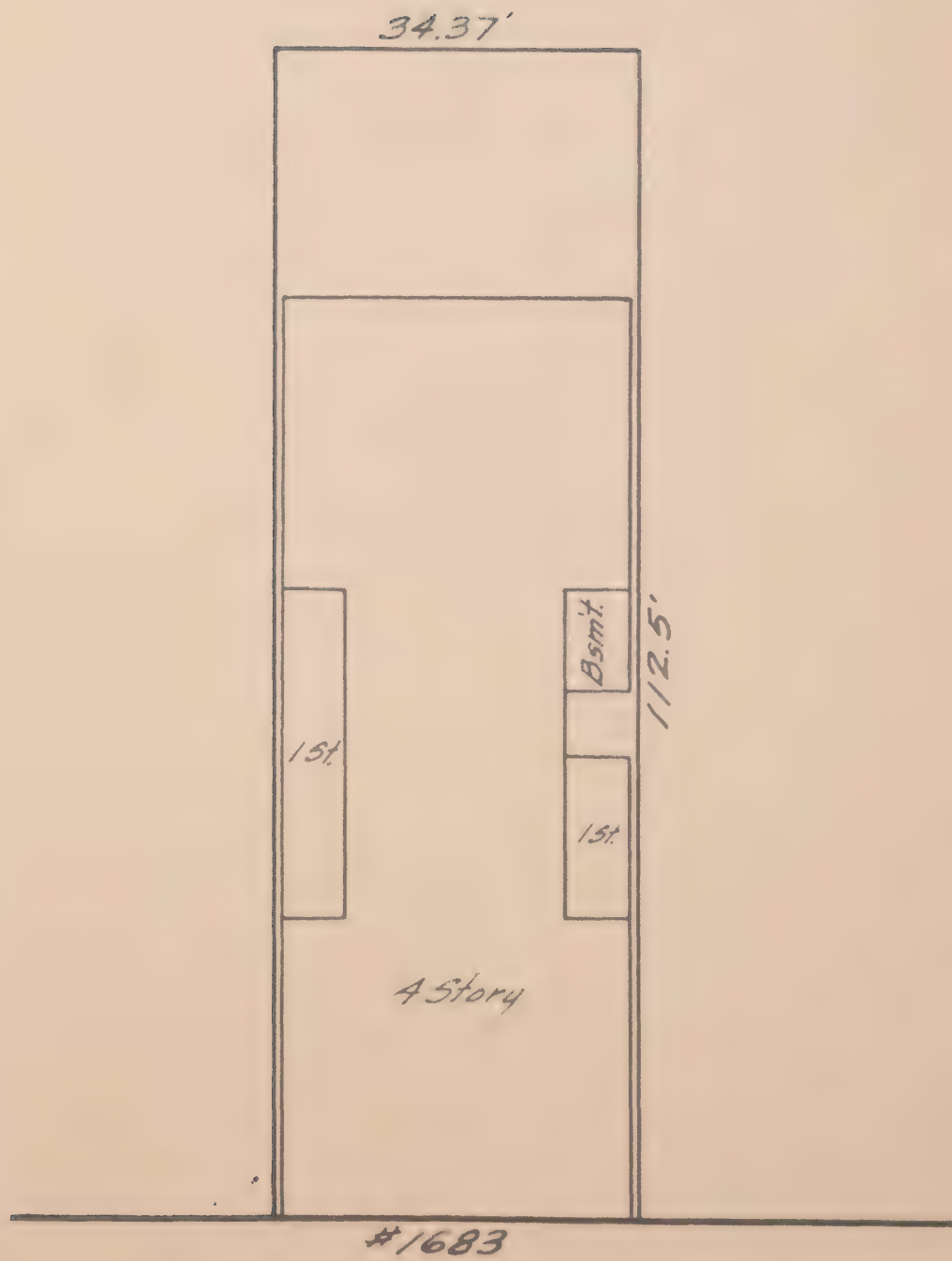
Sales Most Comparable	666-25; 726-14B; 1101-18; 653-27	
3,867	s. f. @ \$ 18.50±	\$ 71,540
		71,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3	Mgr.		55	
6-3 rm.	65		390	
6-3 rm.	67.50		420	
			<u>865</u> x 80	69,200

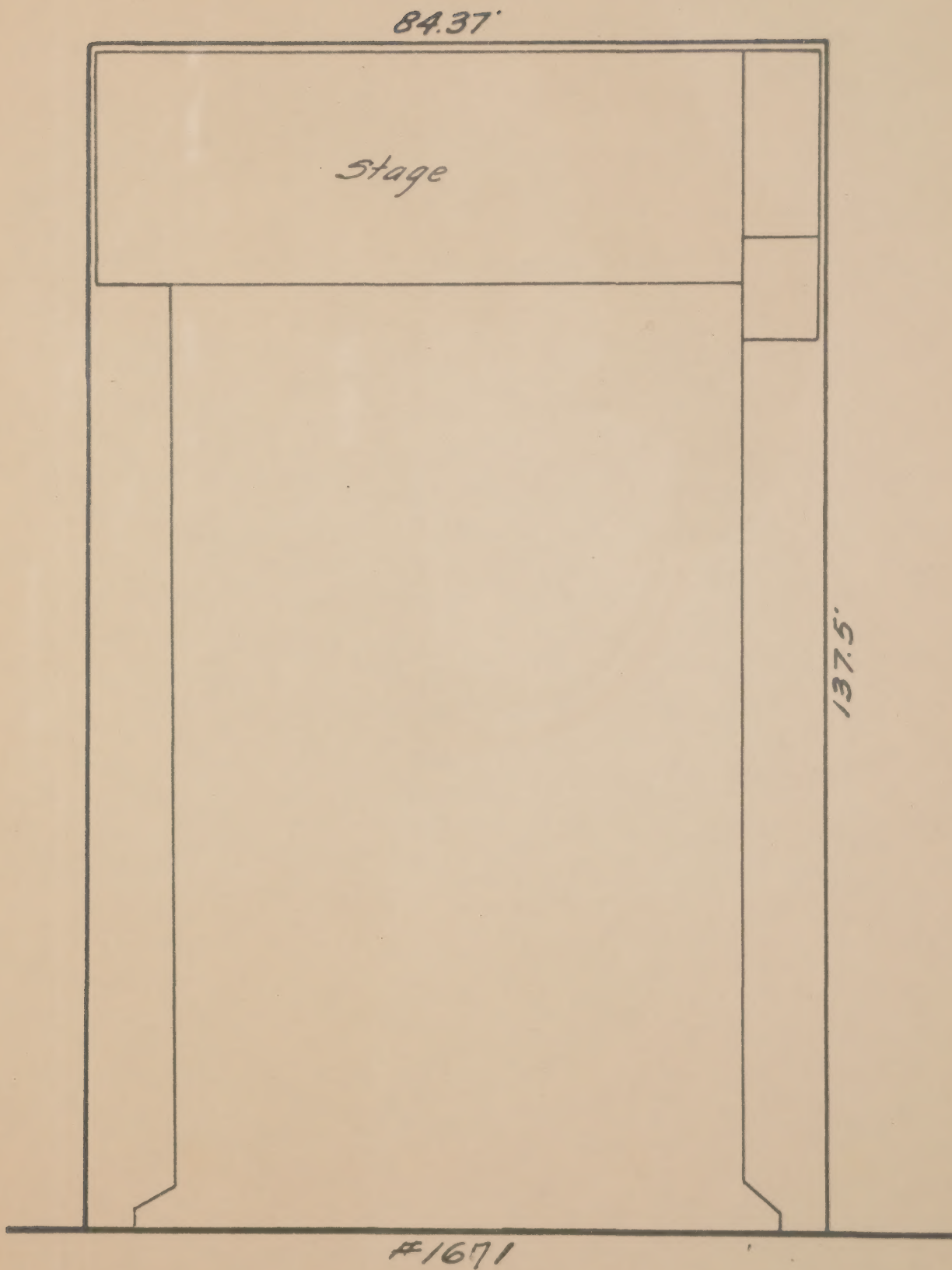
LAND	\$ 19,000
IMPROVEMENTS	<u>51,000</u>

MARKET VALUE OF PROPERTY \$ 70,000



ELLIS STREET





SPH-311
SP-PA

WA-Apparel Report A-2, V.5

4/9

MOD. E. BE - LIGANN FINE
SPH-311 - 10.0 LIGANN FINE
Hollinger Metal Edge, Ltd.
800-862-2220
2014

